



Woodfield, Stourbridge

Offers in the Region of £239,950

Features:

- Excellent retirement apartment
- Two double bedrooms
- Spacious lounge and snug
- Kitchen/diner
- Bathroom, plus additional w.c.
- Off road parking
- Garage
- EPC - C

Description:

Offered with no onward chain, an excellent 1st floor two double bedroom retirement apartment, set within a very attractive residential setting in Belbroughton village close to amenities.

The layout briefly comprises: Spacious lounge having a feature fireplace with gas fire, Juliette balcony, and doors to. 22ft 10" long kitchen/diner with inset sink, integrated oven and gas hob, fridge/freezer and dishwasher. A separate snug is accessed from the living room. There is a well-proportioned bathroom with mixer shower over the bath, and an additional guest w.c. off the hallway.

Main bedroom one has two sets of fitted wardrobes. Second double bedroom also has 2 built-in wardrobes. The property further benefits from off road parking, double glazing, and gas central heating.

The village is sought after for several pub/restaurants, picturesque settings, village school and community facilities, as well as being reachable for Bromsgrove, Hagley and Stourbridge, with good road links for the M5 motorway.



Details:

Entrance Hallway

Lounge

15' 7" x 15' 2" (4.75m x 4.62m)

Snug

12' 4" x 7' 10" (3.76m x 2.39m)

Kitchen/Diner

22' 10" x 9' 6" (6.95m x 2.89m)

Bedroom 1

16' 6" x 10' 0" both max (5.03m x 3.05m)

Bedroom 2

13' 2" x 12' 0" both max (4.01m x 3.65m)

Bathroom

10' 2" x 6' 0" both max (3.10m x 1.83m)

Additional W.C.

EPC Rating: C

Council Tax Band: E (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.morganfs.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

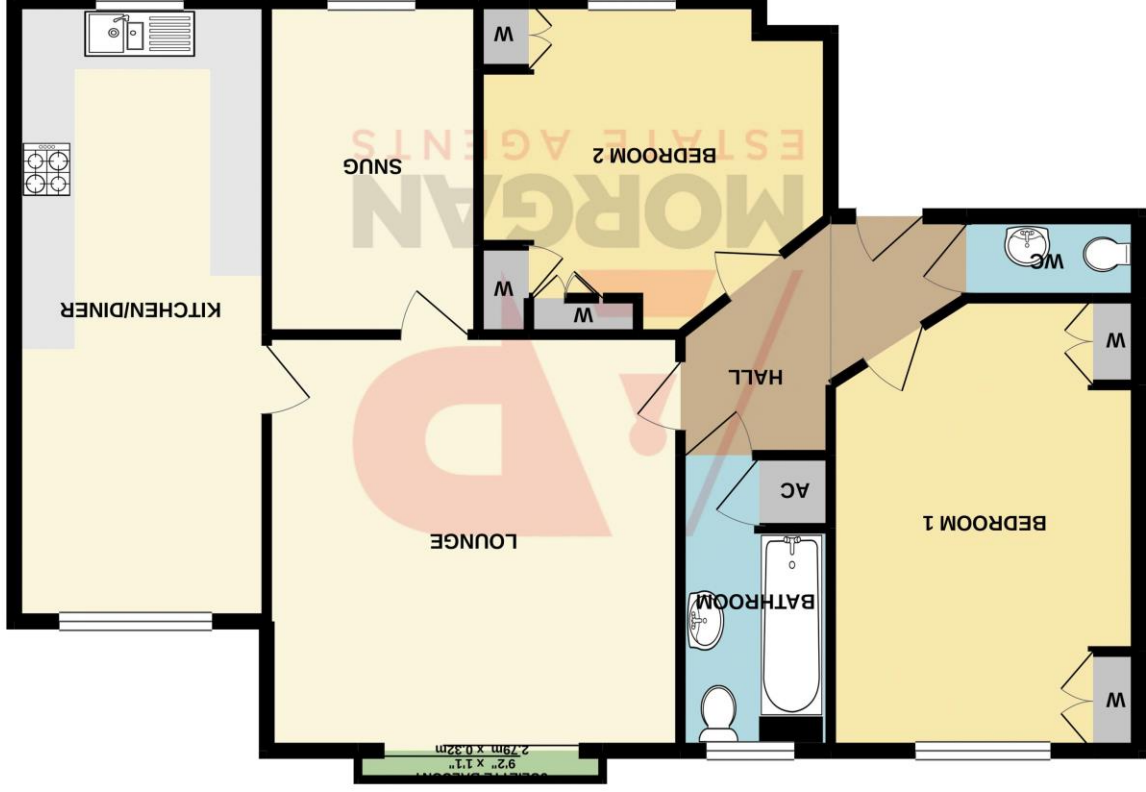
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR
1018 sq.ft. (94.5 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.