



Malvern Avenue, Stourbridge

Offers in the Region of £90,000

Features:

- First floor flat
- Spacious lounge
- Kitchen//diner
- Two double bedrooms
- Modern bathroom
- No chain
- Epc rating C
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Description:

Offered with no onward chain, this well presented first floor flat has two double bedrooms.

Entered via a communal hallway with individual storage cupboards on the ground floor and stairs rising to the communal landing. The interior layout is as follows. Pleasant entrance hallway with cloaks hooks to wall and doors to following rooms. Spacious lounge, having fire surround and door to front elevation leading to a balcony with railing. Well fitted out kitchen/diner offering a sink beneath the window, ample work surfaces and units, gas hob over integrated oven, plumbing for a washing machine and door to cupboard housing the combination central heating boiler.

Bedroom one overlooks the front and bedroom two faces the rear. The bathroom is fitted with a white suite to include a shower over the bath with screen. All curtains and blinds are included and the floors are fitted with oak effect floor surfaces. The windows have been double glazed.

Outside there is a exterior shed to the communal gardens where there are lines for drying washing. Off road parking is on street, and the lease has a respectable length.

Locally there is a convenience/newsagent within meters of the property. Rufford Primary school and Pedmore High School are easily reachable, as well as Stourbridge Junction railway station, the town centre and good bus route connections.



Details:

Entrance Hall

Lounge

15' 6" x 11' 6" (4.72m x 3.50m)

Kitchen/Diner

11' 4" x 10' 7" (3.45m x 3.22m)

Bedroom One

12' 1" x 10' 9" (3.68m x 3.27m)

Bedroom Two

10' 7" x 9' 8" (3.22m x 2.94m)

Bathroom

7' 2" x 4' 10" (2.18m x 1.47m)



EPC Rating: C

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (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.morgans.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.

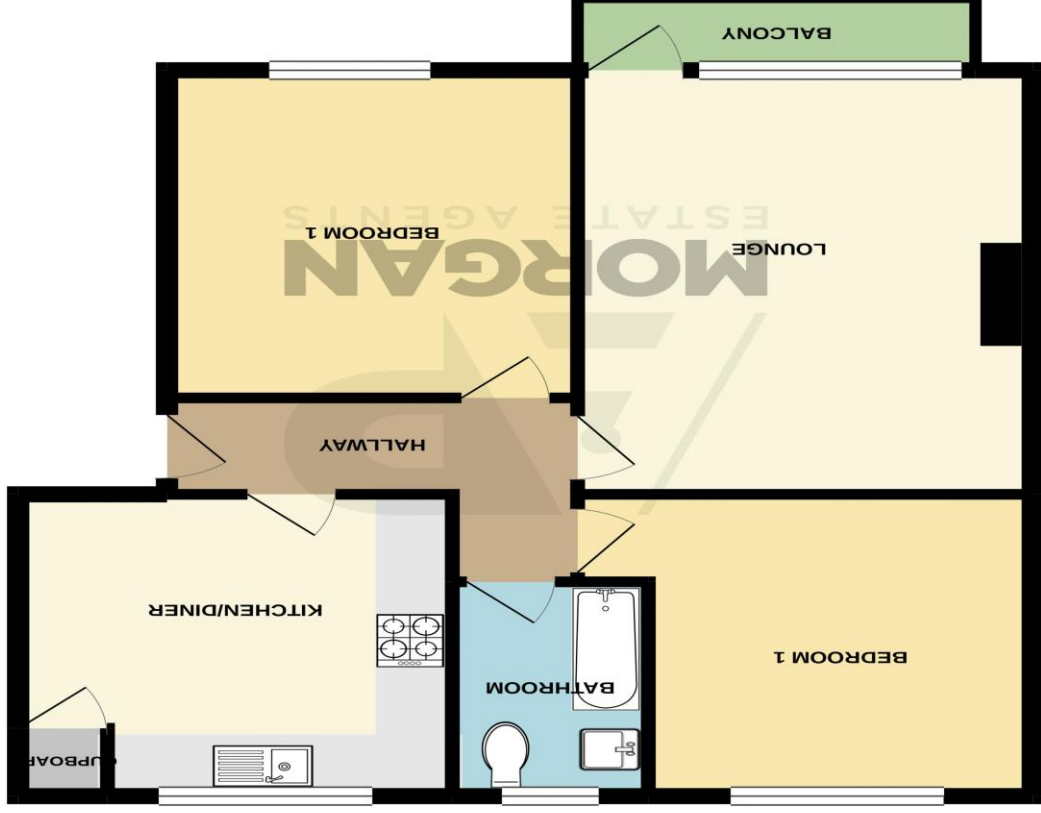
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Need a removal company and storage?

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
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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