



Love Lane, Stourbridge
Guide Price £360,000

Features:

- Executive duplex apartment
- Two double bedrooms
- Two en-suites & guest cloakroom
- Sizable lounge & separate dining room
- Large breakfast kitchen
- Office/Potential bedroom three
- Communal gardens, secure allocated underground parking
- EPC - B

Description:

An executive and beautifully presented duplex apartment laid out over two floors, situated on the highly regarded road of Love Lane, Stourbridge, having views over Mary Stevens Park. The modern complex briefly comprises of a secure communal entrance accessed via a video link intercom system, private entrance hallway, guest w/c, generous lounge having three sash windows offering superb elevated views out towards Mary Stevens Park, a stylish fitted breakfast kitchen providing a range of wall and base units, breakfast bar and a range of integrated appliances including oven with gas hob and extractor hood over, fridge freezer, dishwasher and a washer dryer, a sizable dining room establishes views to the rear of the property and communal gardens while a good sized office room offers potential to be used as a bedroom three. Moving upstairs a good sized first floor landing gives off to a large airing cupboard, impressive master bedroom with a large and modern en-suite shower room, separate dressing room and more of those fantastic elevated views of the nearby park and surrounding areas, while a sizable double bedroom two offers an additional bathroom en-suite. Furthermore the property benefits from solid engineered wood doors throughout, boarded loft storage space (accessed through the dressing room), beautifully maintained communal gardens, secure gated underground garage with two allocated parking bays and remote roller shutter door, gas central heating system and double glazing throughout. The property enjoys a prime position in a sought-after area of Stourbridge, convenient for its access to local convenience stores and shops, Red Hill and multiple schools in close proximity, Rudolf Steiner language education centre, Oldswinford Primary and Oldswinford Hospital school, Mary Stevens Park, good access to Stourbridge Junction railway station & Bus Station (for links into Birmingham city centre) as well as a short drive into the main town for a good range of shops and further amenities. Additionally, ease of access to major road links including the M5 motorway network allow for convenient travel and commuting.



Details:

Communal Entrance
Entrance Hallway

Living Room
21' 1" x 17' 1" max into doorway (6.42m x 5.20m)

Kitchen/Breakfast Room
8' 0" x 15' 8" (2.44m x 4.77m)

Dining Room
14' 4" x 10' 7" (4.37m x 3.22m)

Office/Potential Bedroom Three
10' 1" x 6' 5" (3.07m x 1.95m) both max

W/C
5' 8" x 3' 6" (1.73m x 1.07m)

First Floor Landing
Master Bedroom
16' 5" x 15' 1" (5.00m x 4.59m) both max

En-suite
9' 6" x 6' 5" (2.89m x 1.95m) both max

Dressing Room
6' 7" x 9' 11" (2.01m x 3.02m) both max

Bedroom Two
13' 9" x 13' 6" (4.19m x 4.11m) both max

En-suite
7' 9" x 8' 2" (2.36m x 2.49m)

EPC Rating: B

Council Tax Band: D (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 01527 910 300, 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.

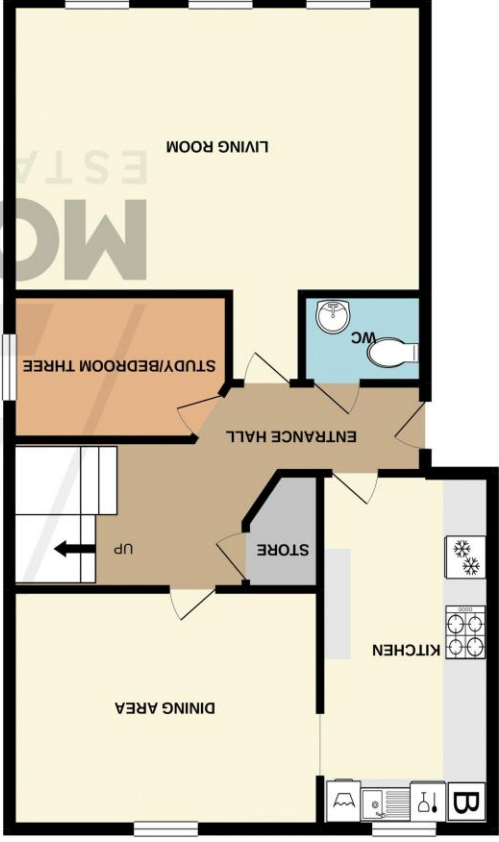
Need a solicitor?

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.

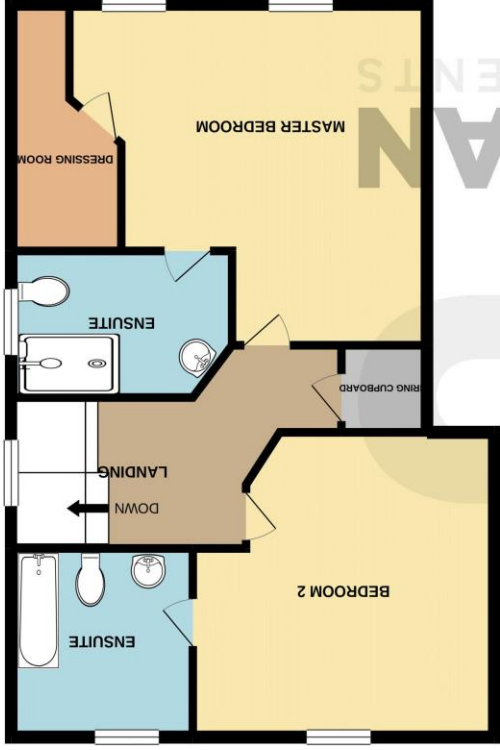
Need a removal company and storage?

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
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 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 are approximate 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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