



**ROYAL  
EXCHANGE**

ROYAL  
EXCHANGE  
PROPERTY  
GENERAL  
FURTHER  
RENTALS

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**Enville Street, Stourbridge**

**£139,950**

**Features:**

- Investment opportunity
- Flat with shop underneath
- One bedroom
- Lounge
- Kitchen
- Shower room
- Extensive rear garden
- EPC - TBC

**Description:**

This ideal investment opportunity, not to be missed!! A one bed flat with a shop underneath. This unique development hold potential to be converted into a second flat subject to the relevant planning permissions. The property in brief: The shops consists of a front room, back room and a small extension to the rear. It has been plumbed for a toilet and sink, and has front and rear access. Upstairs: The first floor flat is accessed via the rear of the property. Upon entering there is a modern kitchen with space for a washing machine, fridge and freezer, as well as having an integrated electric hob and oven. Lying open to the kitchen is the spacious lounge, and is followed on by the double bedroom. There is also a shower room with a modern white suite. Outside: The rear garden is generously sized, with a patio area followed on by mature garden. We do advise this to be seen to be fully understood. This property is ideally situated for local shops and amenities in Stourbridge town, including supermarkets. For commuters, there are road links to Birmingham, the M5 and Merry Hill, as well as bus routes to Wollaston and Merry Hill. trains can be accessed from the near by Stourbridge Junction, which provides links to Birmingham, London and Worcester.



**Details:**

**Reception One**

12' 4" x 11' 5" (3.76m x 3.48m)

**Reception Two**

12' 8" x 12' 5" (3.86m x 3.78m)

**Extension**

7' 2" x 11' 2" (2.18m x 3.40m)

**Kitchen**

6' 8" x 14' 1" (2.03m x 4.29m)

**Lounge**

12' 9" x 15' 6" (3.88m x 4.72m)

**Bedroom**

9' 7" x 10' 9" (2.92m x 3.27m)

**Shower Room**

9' 7" x 3' 9" (2.92m x 1.14m)



**EPC Rating:**

**Council Tax Band:** A (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 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://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.

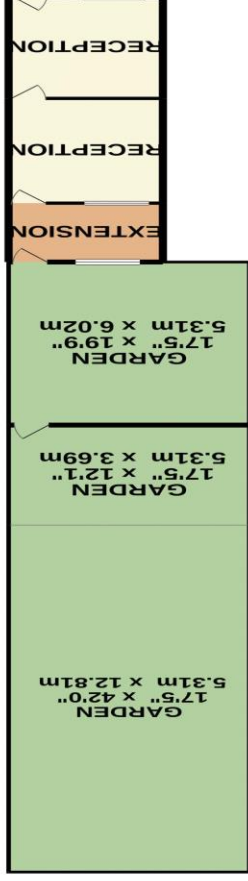
### Need a solicitor?

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.

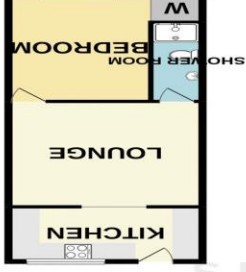
### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
359 sq. ft. (33.4 sq.m.) approx.



1ST FLOOR  
152 sq. ft. (14.0 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 responsibility is taken for any error or 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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