



33 Tower Lodge Clock Tower View, Stourbridge DY8 5TJ

Guide Price £90,000



COMMUNAL ENTRANCE

OPEN PLAN LOUNGE KITCHEN 16'9 x 10'10 (5.11m x 3.30m)

BEDROOM ONE 11'0 x 9'0 (3.35m x 2.74m)

BATHROOM

DESCRIPTION

The Property

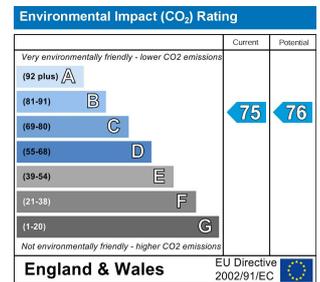
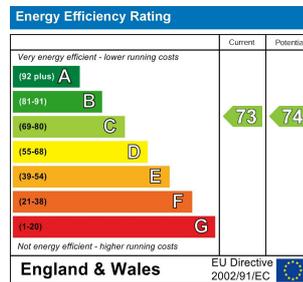
A very well presented top floor one bedroom apartment on offer with no upward chain and provides an ideal first time purchase or buy to let investment opportunity. The communal entrance hall is accessed via a secure intercom system having stairs rising to the top floor where no 33 is situated to the right hand side. A front door leads to a welcoming entrance hall which provides access to all rooms. The spacious open plan lounge diner and kitchen has a useful storage cupboard housing the water tank, a door to 'Juliette' balcony and window both overlooking lawn areas and wonderful views. The fitted kitchen benefits from wall and base units, built in oven with 4 ring electric hob, cooker hood and plumbing for washing machine. The bathroom briefly comprises a panelled bath with shower fitting, wash hand basin built into vanity unit, low flush WC and extractor fan. The double bedroom completes the picture benefiting from built in wardrobes with mirror fronted sliding doors. Outside has allocated parking for one space.

Location

Wordsley offers many local amenities including schools at both junior and senior levels, canal walks, King George V Park, Red House Glass Cone, pubs and eateries, regular bus services run from Stream Road into Stourbridge bus station, and Kingswinford also has a great selection of shops for all day to day needs, and the choice of two supermarkets

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that there is 190 years left to run on the lease with an annual ground rent of £150.00 and an annual service charge of £730.41.



IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

LexAllan

local knowledge exceptional service

The Auction House, 87 - 88 St. Johns Road, Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk