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The Old Pumphouse, Flat 7 Stourbridge Road, Stourbridge, West
Midlands, DY9 7BX



'PHENOMENAL PUMPHOUSE' Lex Allan are proud to present this FULLY REFURBISHED, absolutely stunning, two bedroom first floor apartment which would be an ideal FIRST TIME BUY OR BUY TO LET investment.

The property has recently undergone a top to bottom upgrade to include, new kitchen, new flooring throughout, new lighting, redecorated and a new front door. In brief this property comprises; entrance hall, lounge/dining area, kitchen, two double bedrooms and bathroom.

Entrance hall

With doors to various rooms, intercom system and spot lights.



Lounge

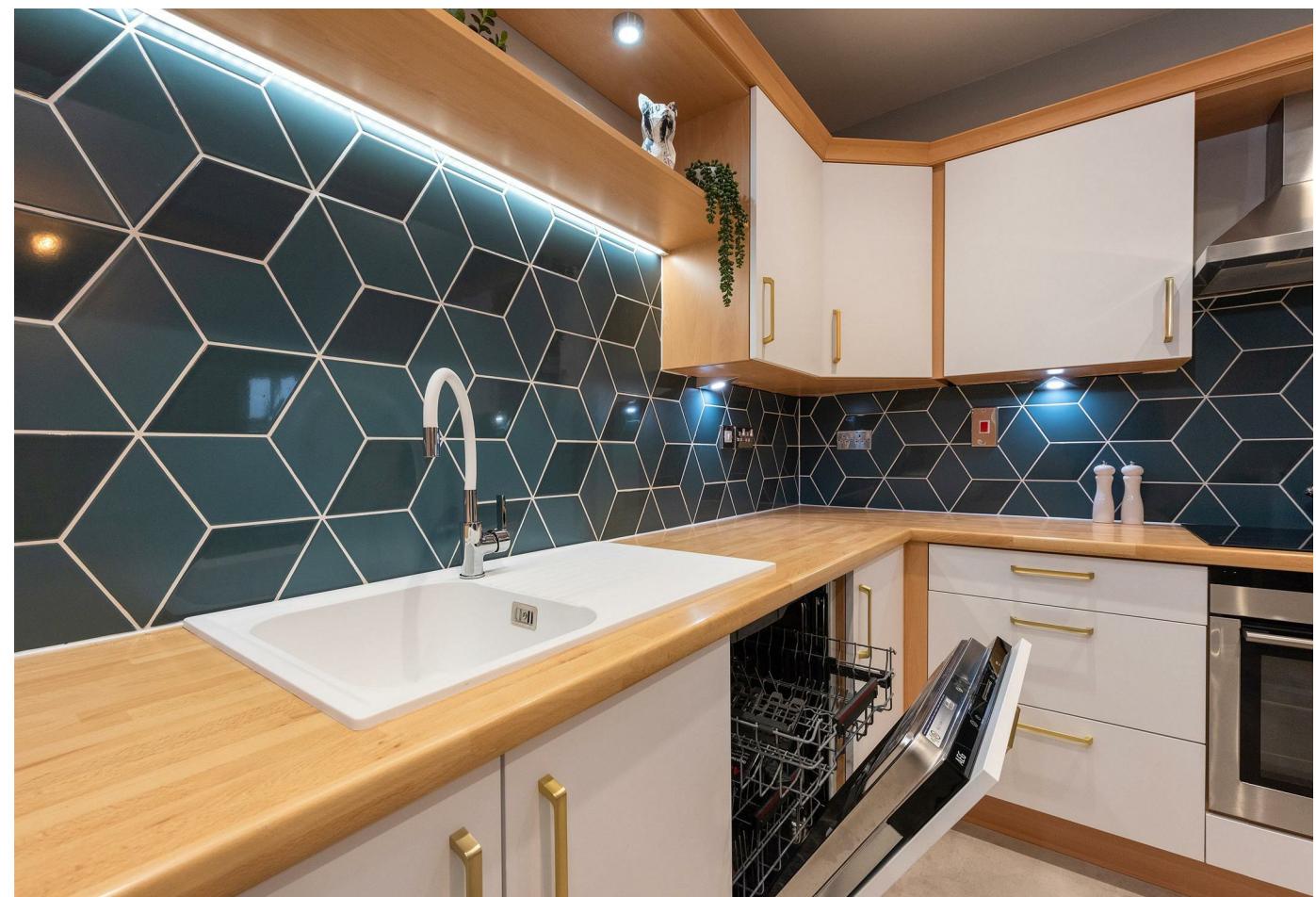
19'06 x 14'05 (5.94m x 4.39m)

With double glazed windows and doors to the front elevation, modern light fittings and a central heated radiator.

Kitchen

8'02 x 14'06 (2.49m x 4.42m)

Modernised fitted kitchen with a variety of wall and base units to include, sink/drainer, electric oven with electric hob, dishwasher, fridge freezer and space for washing machine.



Bedroom one

12'04 x 13'08 (3.76m x 4.17m)

With double glazed windows to front and side elevations, central heated radiator and two built in wardrobes.

Bedroom two

12'05 x 9'07 (max) (3.78m x 2.92m (max))

With Double glazed window to side elevation, central heated radiator and built in wardrobe.



Bathroom

Modern fitted bathroom suite with Bath, separate shower, W.C, Wash hand basin and heated towel rail.

Allocated parking

This property comes with one parking space.

The Location

Stourbridge Road is ideally located for access to Stourbridge town centre a short drive away. Bus routes and rail links are within close proximity, and the area is well served by a range of excellent educational facilities covering all age groups. The property would serve as an ideal base for the commuter with excellent road and rail links to the Black Country and further afield.

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 113 years left to run on the lease with an annual ground rent and service charge of approximately £700.00.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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