

REDUCED

£135,000 Leasehold



72 Nursery Lodge, Marshall Crescent, Stourbridge, West Midlands. DY8 5TA

- GROUND FLOOR FLAT
- POPULAR LOCATION
- ELECTRIC HEATING
- OPEN PLAN KITCHEN / LIVING ROOM
- ALLOCATED PARKING
- NO UPWARD CHAIN



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PROPERTY DESCRIPTION

We are pleased to be instructed to market FOR SALE this ground floor flat situated on the former Wordsley Hospital site and being part of the Heritage Buildings.

The property comprises of main entrance hall leading to an open plan lounge & kitchen with several windows to side and end walls giving plenty of light, there is also a storage area to far left hand side of the lounge. The kitchen section is fitted with a good selection of wall and base units in cream and an integrated oven, hob and extractor. Opposite the lounge is a double bedroom with built in wardrobe and window to the side elevation. Lastly off the main entrance hall is a bathroom/wet room fitted in white and a shower area. The property is double glazed and has electric heating.

Externally the grounds are maintained by the estate. A viewing is highly recommended by appointment with our office.

NOTE: Historical photos have been used

Council Tax Band - A EPC - D



ROOM DESCRIPTIONS

LOUNGE/KITCHEN

4.776m x 4.028m (15' 8" x 13' 3")

BEDROOM ONE

2.636m x 2.373m (8' 8" x 7' 9")

GENERAL

Money Laundering

It is a legal requirement for estate agency businesses to comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To do this, we must undertake robust ID verification, PEP and sanctions checks on any successful purchasers upon offer acceptance. The check must be completed and recorded as satisfactory before issuing sale notifications. All must be provided in person so that Select can verify documents supplied

TENURE

We are advised that the property is LEASEHOLD, there is an unexpired term of 194 years with an annual Ground Rent of £201 per annum and half yearly Service charge of £625.00

SERVICES

We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the



