

FOR SALE

£169,950 Leasehold



Flat 7 Lansdowne Court, Hagley Road, Stourbridge, West Midlands. DY9 0RL

- FIRST FLOOR
- TWO BEDROOMS
- NO CHAIN
- GARAGE
- SPACIOUS ACCOMMODATION
- EN-SUITE TO MASTER BEDROOM



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PROPERTY DESCRIPTION

SELECT are delighted to offer FOR SALE, this first floor, spacious apartment set in well maintained grounds and offering the benefit of a garage. The accommodation briefly comprises of: Communal entrance hall; Hallway; 22" lounge; Kitchen; TWO bedrooms and bathroom and en-suite to master bedroom. VIEWING IS ESSENTIAL. EPC - B. COUNCIL TAX BAND - C.



ROOM DESCRIPTIONS

COMMUNAL ENTRANCE

Security, intercom entrance, stairs to first floor.

HALLWAY

Spacious entrance hall with three large storage cupboards. Intercom. Radiator.

LOUNGE

22' 11" x 10' 09" (6.99m x 3.28m) Double glazed window to the front aspect. Two radiators; wall and ceiling lights.

KITCHEN

12' 02" x 6' 11" (3.71m x 2.11m) Double glazed window to the front aspect. Range of wall and base units with complimentary worktops and splashback tiling. Built in oven, hob and extractor. Breakfast bar. Radiator.

BEDROOM ONE

13' 01" x 9' 03" (3.99m x 2.82m) Double glazed window to front aspect. Built in wardrobes. Door to en-suite shower room.

BEDROOM TWO

6' 08" x 10' 04" (2.03m x 3.15m) Double glazed window to the front aspect. Built in wardrobe.

BATHROOM

Fully tiled walls, white suite comprising bath with mixer taps and shower attachment. Wash hand basin and WC.

EN-SUITE TO BEDROOM ONE

5' 10" x 5' 02" (1.78m x 1.57m) Corner shower cubicle. Wash hand basin. Tiled walls.

OUTSIDE

The property is set in well maintained mature garden to the front and rear. Parking and garage to the rear.

GENERAL

MONEY LAUNDERING

In order that we comply with Money Laundering Regulations, all prospective buyers are required to provide the following information: Photo ID (either a Driving Licence or Passport), Proof of Address and Proof of Funds. 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 approx 117. years with an annual Ground Rent of £75 per annum and service charge £1200 per annum.

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 sale.



EPC

