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The  
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**Enville Place**  
Stourbridge



## 7 Enville Place, Short Street, Stourbridge DY8 1XT

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This 2 Bedroom Terraced Bungalow forms part of this well established Retirement Complex for those Aged 60 Years and over, set around a central Courtyard offering Resident Parking (not allocated) and landscaped Communal Grounds with lawned areas and block paved pathways.

Enville Place is approached off Short Street, which is just off Enville Street leading from Stourbridge Ring Road. The position is very convenient to take full advantage of Stourbridge Town facilities with its wide variety of shops and excellent public transport services, making it ideal for those who no longer drive.

The Bungalow now requires updating but is ready to be transformed and is available with no onward chain. Comprising: Entrance Porch, Lounge, Kitchen, Inner Hall, 2 Bedrooms & Shower Room. Viewing is highly recommended.

There is an Entrance Porch giving access to the Lounge having a stone fireplace with hearth and wooden mantel together with inset electric fire, timber double glazed front window, emergency pull cord and door to Inner Hall and Kitchen.

The Kitchen has a range of wall and base cupboards, worktops, tiled splash backs, sink with hot and cold tap, Neff gas hob with cooker hood over, timber double glazed front window, 2 appliance spaces, strip light, Worcester gas central heating boiler and door to Store.

The Inner Hall has a loft access, door Store, door Airing Cupboard (with tank) and doors to 2 Bedrooms and Shower Room.

Bedroom 1 & 2 are located to the rear with Bedroom 1 having timber glazed window and Bedroom 2 with timber double glazed rear patio door.

The Shower Room has a white suite with corner tiled, shower cubicle having screen doors, basin with tiled splash back, WC, shaver point and emergency pull cord.

The Rear Garden is East facing having a paved patio, lawn, borders and pedestrian gate on both sides.

Tenure: Leasehold with a 99 Year Lease from 1<sup>st</sup> April 1989 having an unexpired term current 63.5 Years at the commencement of marketing.

Service Charge: There is a Service Charge Payable quarterly @ £556 to Green Square Accord (Total £2224). This is reviewed Annually and is subject to change. This is to cover Communal Areas and Services provided.

Council Tax Band: C

**Note: The Complex is owned and run by Green Square Accord and they retain 5% ownership in the property. There is no monetary value to the 5%. The buyer will need to complete an application and be approved by Green Square Accord.**





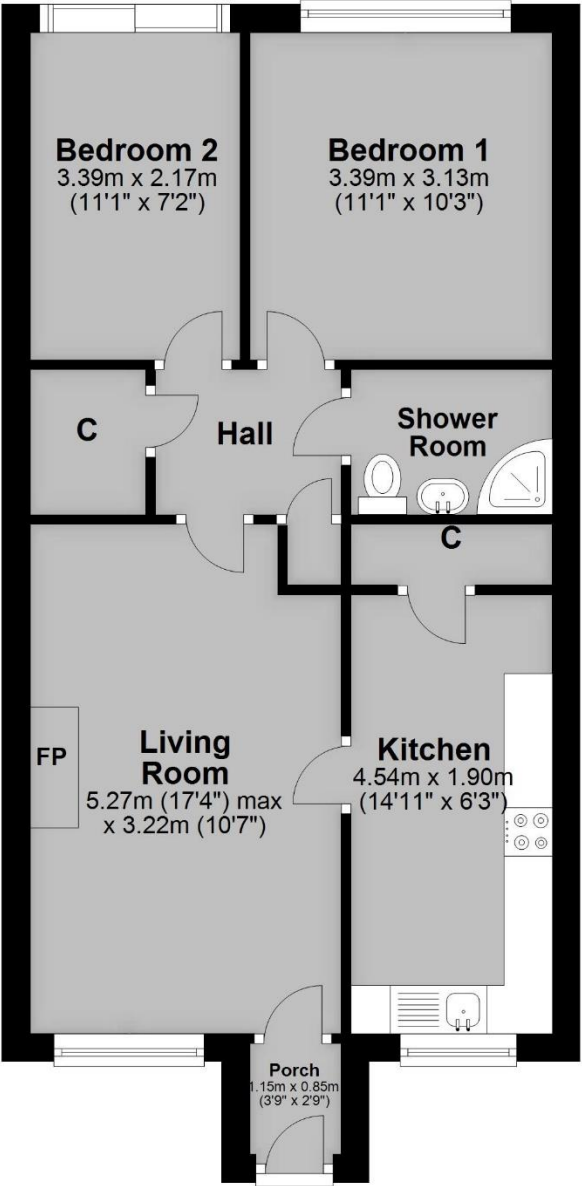




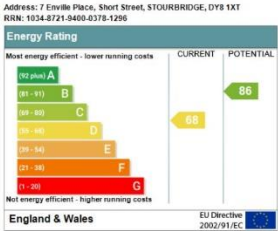
# FLOOR PLANS

## Ground Floor

Approx. 57.0 sq. metres (613.2 sq. feet)



Total area: approx. 57.0 sq. metres (613.2 sq. feet)





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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