

24 Trefoil Gardens, Stourbridge, DY8 4DB



## 24 Trefoil Gardens, Stourbridge



**Hicks Hadley**

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**\*\*NO UPWARD CHAIN\*\***

A fantastic opportunity to own a two bedroom first floor apartment in this most popular of developments for it's proximity to Stourbridge town centre, transport links and schools. The property briefly comprises: spacious lounge/diner, fitted kitchen, bathroom and two double bedrooms with master having ensuite shower room. The property further benefits from: allocated parking space, well kept communal grounds, gas central heating and double glazing. **EARLY VIEWING HIGHLY RECOMMENDED. EXCELLENT OPTION FOR FIRST TIME BUYERS. EPC: TBA**

**£150,000 - Leasehold**

**Hicks Hadley**





#### Entrance Hall

With doors into:

#### Spacious Lounge/Diner 19'10 x 12'8 (max) (6.05m x 3.86m (max))

Having central heating radiator, three double glazed windows to front elevation, double glazed French doors with Juliet balcony and access into:

#### Fitted Kitchen 13'9 x 5'9 (4.19m x 1.75m)

Having matching wall and base units with worktops over, single drainer sink unit, integrated oven, gas hob, central heating radiator and double glazed window to rear elevation.

#### Bedroom One 13'1 x 12'2 (max) (3.99m x 3.71m (max))

With central heating radiator, double glazed window to rear elevation and door into:

#### Ensuite Shower Room

With shower cubicle, low flush wc, pedestal wash hand basin and splash back tiling.

#### Bedroom Two 13' x 7'4 (3.96m x 2.24m)

With central heating radiator and two double glazed windows to front elevation.

#### Bathroom 6'5 x 5'6 (1.96m x 1.68m)

Having suite to include: panel bath, shower screen, wall mounted shower, pedestal wash hand basin, low flush wc and ceramic tiling

#### Outside

Front: With wrought iron railings to border, hedges and lawn behind and pathway leading to communal entrance door.

Rear: With gated parking area to include allocating parking space.



#### Agents Note

We have been informed that the property is leasehold with approximately 106 years left on the lease. We have also been informed that the ground rent is £252.52 annually and the service charge £704.08 half yearly based on current figures. Please check this detail with your solicitor.

COUNCIL TAX BAND: A

All main services are connected.

Broadband/Mobile coverage- please check on link-  
[//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: TBA

#### Vendor Note

Please note due to the nature of the sale, the client requires the property to stay on the market until exchange of contract.

