

HUNTERS®

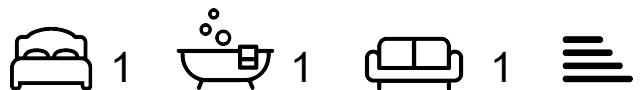
HERE TO GET *you* THERE



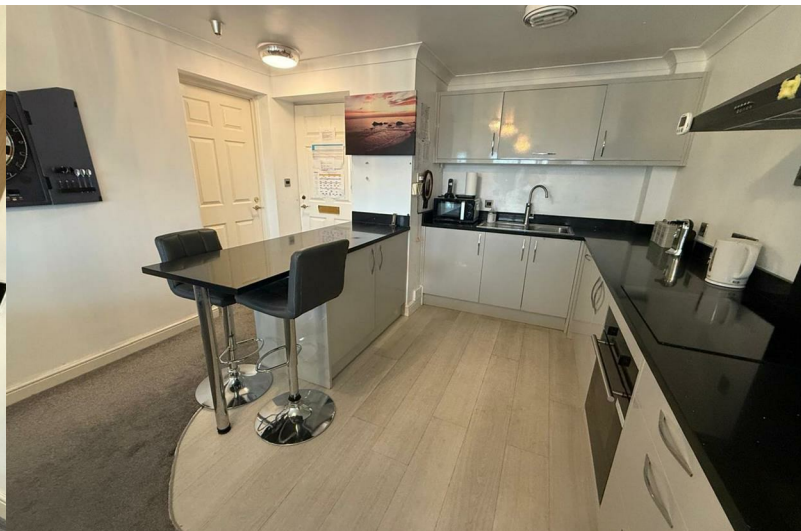
Austcliffe Lane

Cookley, DY10 3RT

£875 Per Month



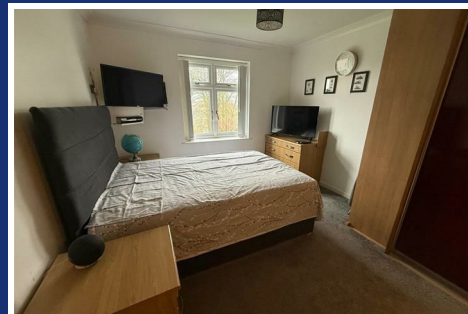
Council Tax: D



31 Westley Court Austcliffe Lane

Cookley, DY10 3RT

£875 Per Month



Open Plan Kitchen Living Room

22'3" x 12'1" (6.8 x 3.7)

With a door leading from the communal entrance hall this lovely open plan room has double glazed sliding doors and a Juliet balcony with stunning far reaching views. The kitchen is open plan and has been fitted with a range of modern wall and base units, granite work surfaces with matching up stands, integrated electric oven and hob with stainless steel cooker hood above, integrated fridge, freezer, dishwasher and washing machine, stainless steel sink drainer, two electric heaters, two double glazed windows to the rear and doors leading to the shower room and bedroom.

Bedroom

16'0" x 9'10" (4.9 x 3)

With a door leading from the open plan living this spacious bedroom has fitted wardrobes, double glazed window to the rear and a door leading to the shower room.

Shower Room

With doors leading from the bedroom and open plan living, this modern fitted shower room has a walk in shower, WC and wash hand basin set into vanity.

Lease Information

There is 164 years left on the current lease. We understand the Service Charge is currently £372.26 per month which covers 24hour security including day and night porters, CCTV security systems, water rates, buildings insurance, exterior window cleaning, lifts, garden maintenance, fire alarms, management and maintenance of the heating, internal corridors, common parts, residents lounge, dining areas etc. The Solicitor acting for any purchaser should be asked to confirm full details.



A map snippet from Google Maps showing a street labeled 'Austcliffe Ln'. A red location pin is placed on the street. The map includes the Google logo and 'Map data ©2025' text.

TOP FLOOR APARTMENT

LOUNGE

KITCHEN

BEDROOM

SHOWER ROOM

HUNTERS
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While every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropia CDS.

Please contact our Hunters Stourbridge Office
on 01384 443331 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2012/27/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2012/27/EC

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