



RE/MAX
Prime Estates



63 Fussell Way, Stourbridge, DY8 4GG

£180,000

Welcome to this charming top floor apartment located in the ever desirable Fussell Way, Wollaston. This modern property boasts a stylish design with 1 reception room, 2 bedrooms, and 2 bathrooms, offering comfortable living spaces for you to enjoy.

Built in 2017, this apartment features contemporary finishes and a well-thought-out layout, perfect for those seeking a modern abode. The top floor location not only provides added privacy but also offers stunning views over Stourbridge's picturesque canal network, creating a tranquil and scenic environment.

Convenience is key with this property, as it comes with one allocated parking space, ensuring you always have a secure spot for your vehicle. Additionally, visitor parking is available for when guests come to visit, making entertaining a breeze.

Situated in a commuter-friendly location, this apartment provides easy access to transportation links, making your daily travels a seamless experience. Whether you're heading to work or exploring the charming surroundings, this property's location is sure to meet your needs.

Don't miss out on the opportunity to make this lovely apartment your new home. Book a viewing today and experience the comfort and convenience this property has to offer in the heart of Stourbridge.

Approach



With a carpark to the front with allocated and visitor bays, path with shrub border leading to intercom operated front door

Communal

The apartment is located on the top (second) floor of the building, and is the only apartment located on this level of the building

Entrance Hall



With a door leading from the communal entrance, doors to various rooms, a central heating radiator and a double glazed window to the rear

Living Room 13'7" x 11'9" (4.16 x 3.59)



With a door leading from the entrance hall, open plan to kitchen, a central heating radiator and double patio doors to the Juliette balcony

Kitchen 10'3" x 5'11" (3.13 x 1.82)



Being open plan with the living room, fitted with a range of wall and base units with worktops, stainless steel sink with mixer tap and drainer, integrated appliances, gas hob with extractor above and a double glazed window to the rear

Bedroom One 12'2" x 10'8" (3.71 x 3.26)



With a door leading from the entrance hall, a door leading to the en-suite shower room, a central heating radiator and a double glazed window to the front

En-Suite



With a door leading from the bedroom, fitted suite with half tile surround, hand wash basin, WC, shower cubicle with full tile surround and glass door and a central heating radiator

Bedroom Two 8'9" x 7'9" (2.69 x 2.37)

With a door leading from the entrance hall, a double glazed window to the front and a central heating radiator

Bathroom



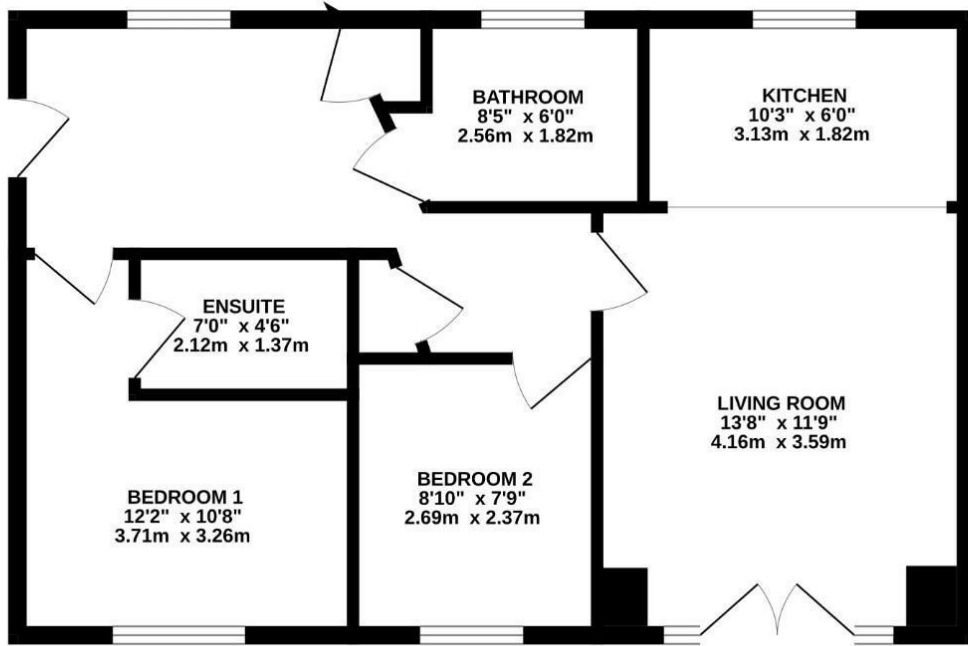
With a door leading from the entrance hall, fitted suite with half height tile surround, hand wash basin, WC, bath, a central heating radiator and a double glazed window to the rear

Lease Information

We understand that there is approximately 117 years remaining on the lease. We understand from our vendor client that a charge of approximately £120 per month is payable as a service charge. We understand from our vendor client that a charge of approximately £250 per annum is payable as ground rent. We advise that prospective buyers have the leaseholder information checked and verified by their solicitor

Floor Plan

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



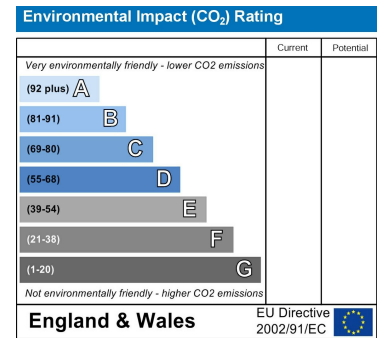
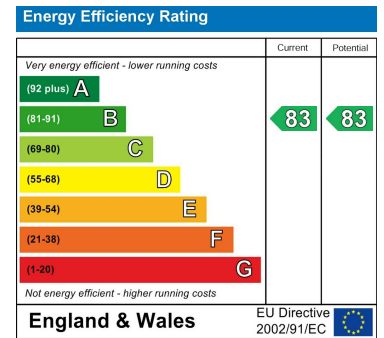
TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.

Whilst 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.
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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