



RE/MAX
Prime Estates



15 The Old Pump House Stourbridge Road, Stourbridge, DY9 7BX

Offers in excess of £215,000

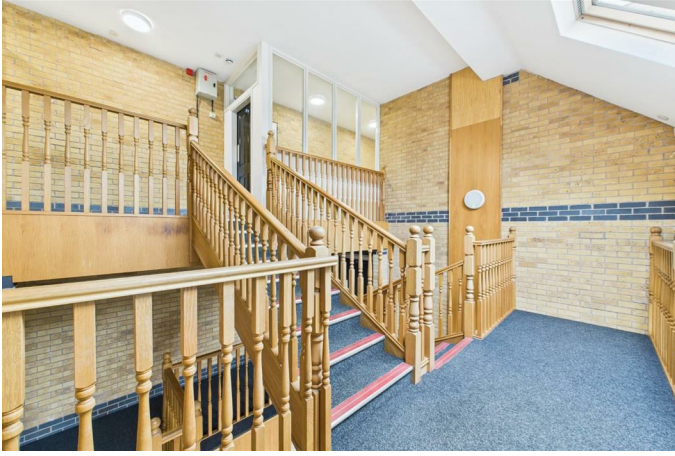
Situated on Stourbridge Road, this top floor apartment offers a generous living space of 1,152 square feet, making it the largest apartment in the building. The property features two spacious double bedrooms, with the master bedroom benefiting from an en-suite bathroom, while both rooms come equipped with built-in wardrobe space for your convenience.

The heart of the home is the large open plan kitchen and living room, which includes a breakfast island, perfect for casual dining or entertaining guests. This layout creates a bright and airy atmosphere, ideal for modern living.

In terms of local amenities, residents will find a variety of shops, cafes, and restaurants within easy reach, providing essential services and leisure options. The area is well-connected, with public transport links nearby, making it convenient for commuting or exploring the surrounding regions.

This apartment presents an excellent opportunity for those seeking a comfortable and spacious living environment. With its thoughtful design and practical features, it is well-suited for both individuals and small families alike.

Communal Area



With secure intercom controlled entrances from the front footpath and carpark to the side, maintained communal area with fortnightly cleaning service

Entrance Hall 6'8" x 12'0" (2.04 x 3.68)



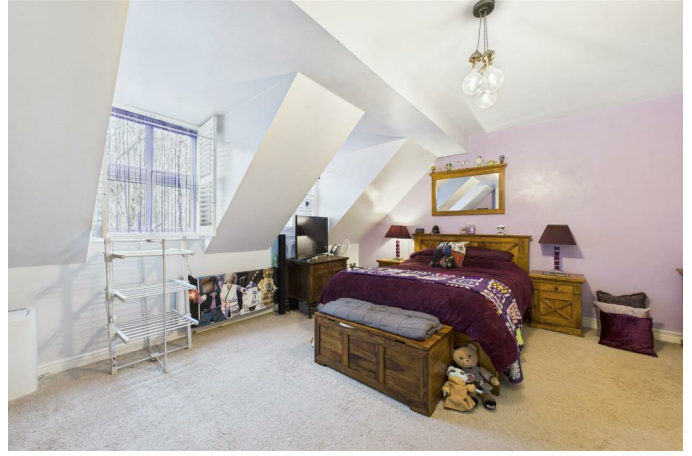
With a door leading from the communal entrance, doors to various rooms, loft access hatch with pull-down ladder and a central heating radiator

Open Plan Lounge / Kitchen 23'9" x 18'10" (7.26 x 5.75)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops, integrated appliances, breakfast island with storage, double glazed dormer windows to the rear and a central heating radiator

Bedroom 17'0" x 12'10" (5.19 x 3.92)



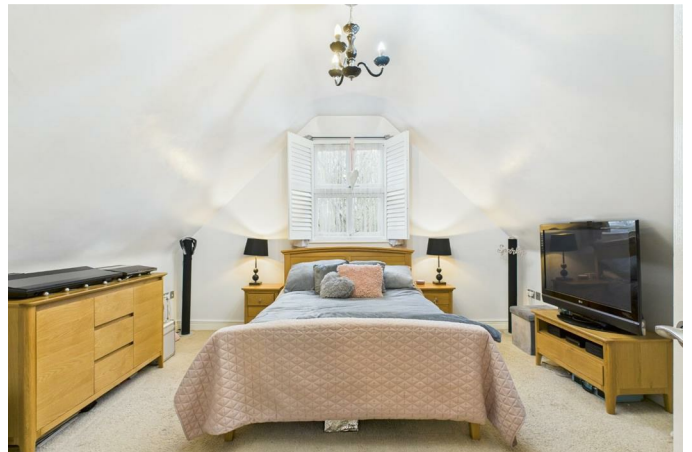
With a door leading from the entrance hall, a door leading to the en-suite, built in wardrobe storage, double glazed dormer windows to the rear and a central heating radiator

En-Suite 8'0" x 4'7" (2.45 x 1.41)



With a door leading from the bedroom, WC, hand wash basin, walk in shower with full height tile surround and glass screen and a central heating radiator

Bedroom 13'8" x 14'0" (4.19 x 4.27)



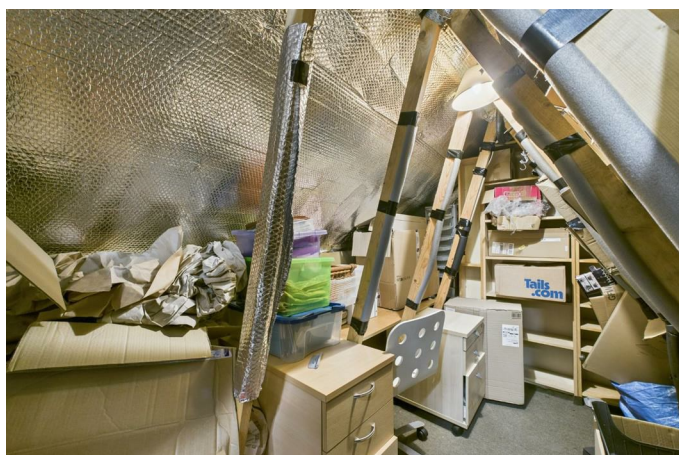
With a door leading from the entrance hall, two built in store cupboards, a double glazed window to the rear and a central heating radiator

Family Bathroom 5'5" x 7'11" (1.67 x 2.43)



With a door leading from the entrance hall, half height tile surround, WC, hand wash basin, bath, shower cubicle with full height tile surround and a central heating radiator

Loft Space 52'11" x 8'3" (16.13 x 2.53)



With steps leading from the entrance hall, currently used as storage with additional desk space by the current owners

Carpark



The property has the benefit of an allocated parking space, with additional visitor parking spaces available

Tenure- Leasehold

The property's tenure is referenced based on the information given by the seller. As per the seller's advice, the property is leasehold. However, we suggest that buyers seek confirmation of the property's tenure through their solicitor.

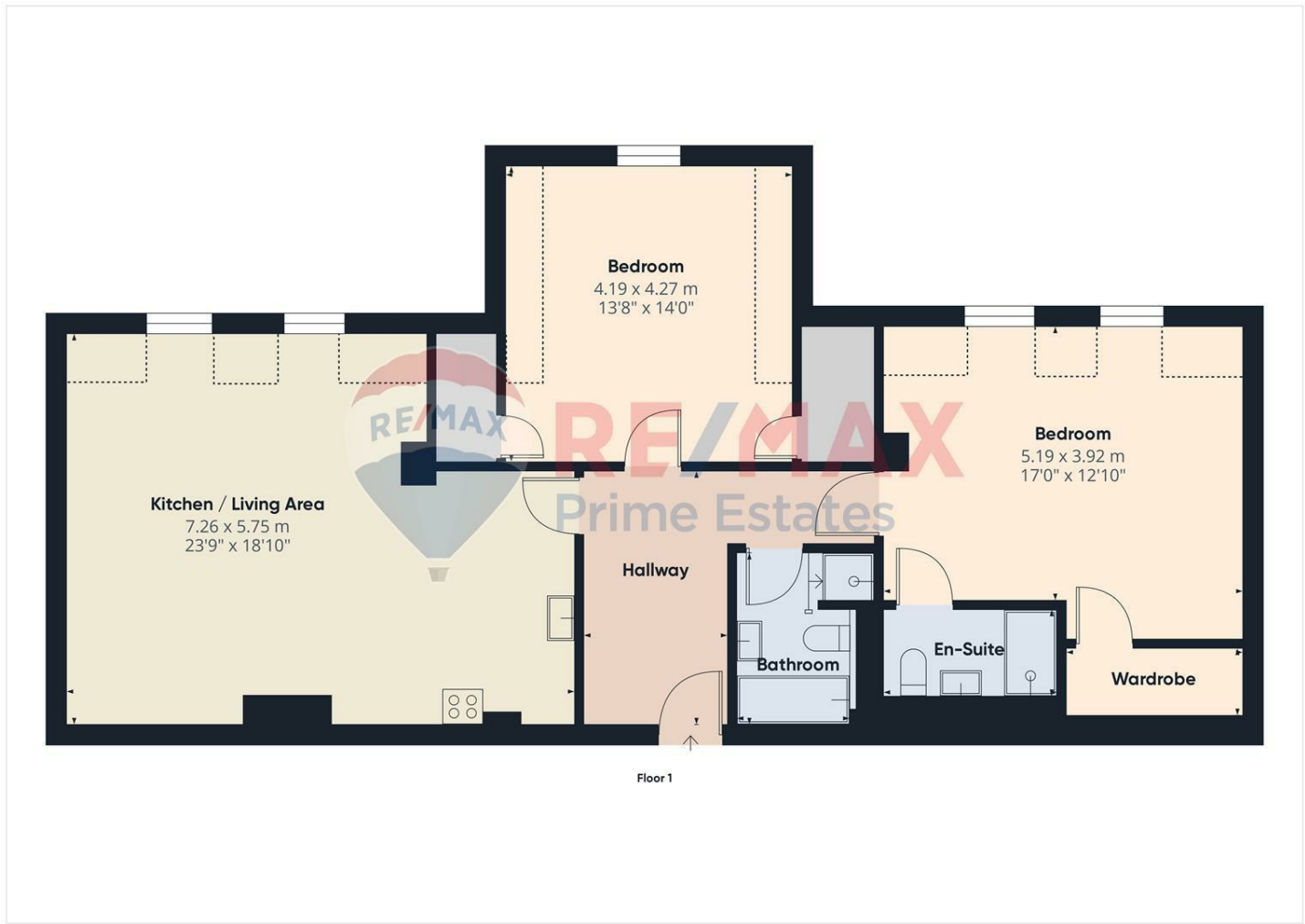
We understand that the approximate charges for ground rent and service charge are approximately £120 per month, and owners of the property will benefit owning a % share of the management company.

Money Laundering Regulations

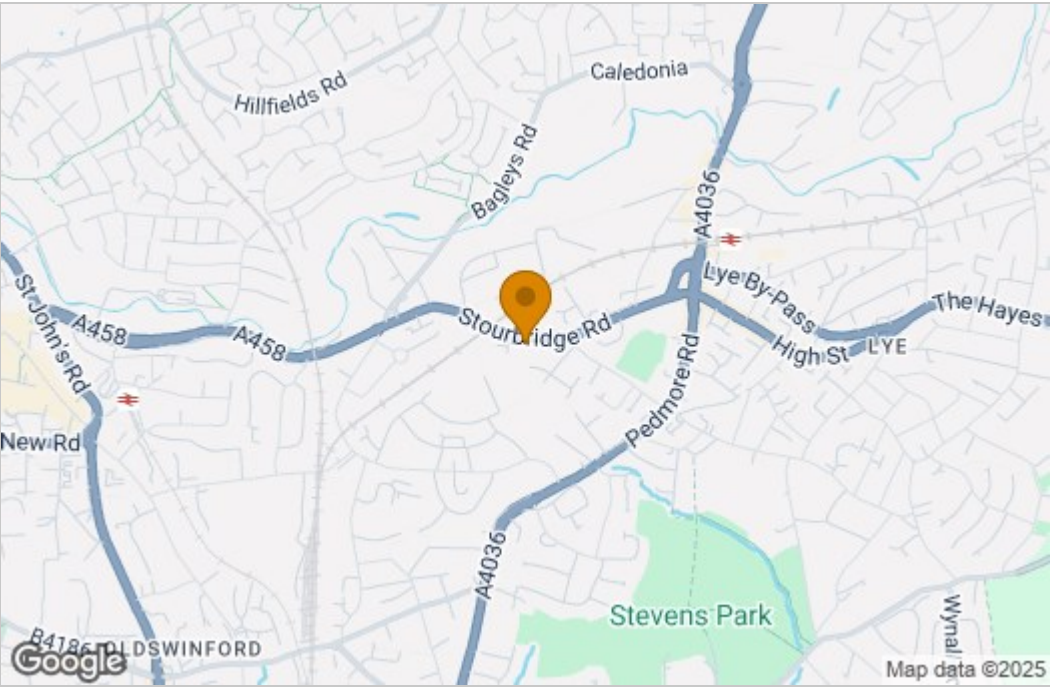
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.

To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT per individual over the age of 18 is charged to cover the cost of these checks.

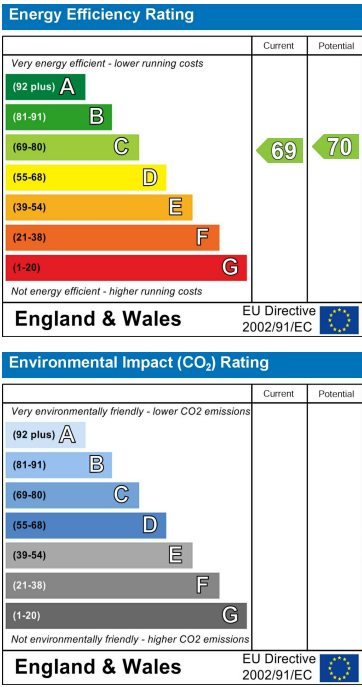
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.