



## Wordsley

24 Crownoakes Drive,  
Stourbridge, DY8 5SQ

**ANDREW COLE**  
ESTATES

# Wordsley, Offers in Excess of £124,950

24 Crownoakes Drive,  
Stourbridge, DY8 5SQ

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A beautifully presented one bedroom, first floor apartment on the prestigious and much sought after Crownoakes Drive development, having superb open plan living, dining and kitchen with integrated appliances, one spacious double bedroom, modern bathroom, gas central heating and double glazing.

Delightful communal grounds and allocated resident parking together with additional parking for visitors.

The property is ideally placed for easy access to Stourbridge, Wolverhampton and Birmingham.

Viewing is essential to appreciate this really lovely apartment which is presented for sale in immaculate condition throughout.

EPC: C76

Council Tax: Band B with Dudley MBC

## LEASE DETAILS:

Term: 150 years as from 01/01/05

Ground rent is £47.50 per half year

Service charge is £512.35 per half year







Review details - Annual rent payable from 01/01/30 for ensuing 25 year periods shall be the same proportion of the capital value as the rent payable at the date hereof is of the Premium.

#### GROUND FLOOR

COMMUNAL ENTRANCE HALL

With staircase to communal first floor landing

#### FIRST FLOOR

FIRST FLOOR LANDING

RECEPTION HALL

With doors OFF leading to:

OPEN PLAN LOUNGE/DINING KITCHEN  
(FRONT)

22' 6" x 15' 2" (6.85m x 4.62m)

DOUBLE BEDROOM (FRONT)

13' 5" x 10' 0" (4.09m x 3.05m)

BATHROOM (INTERNAL)

7' 3" x 6' 3" (2.21m x 1.90m)

#### OUTSIDE

COMMUNAL GROUNDS

PARKING

There is both residents allocated space and visitors parking area

#### SERVICES

We are advised that mains electricity, water, gas and drainage are available.

#### TENURE

We are advised that the property is Leasehold, please see above for details.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

#### MEETING THE REQUIREMENTS

#### IMPORTANT INFORMATION – THE PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

#### TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

#### PLANNING PERMISSIONS / BUILDING REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.



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