



Connells

Argyle Close
STOURBRIDGE

Argyle Close STOURBRIDGE DY8 4XT

for sale
£175,000



Property Description

Discover this beautifully presented two-bedroom apartment situated on the second-floor, perfectly positioned along the canal in a highly desirable location. Offering a blend of modern living and scenic waterside views, this home is ideal for first-time buyers, professionals, or investors looking for a prime property.

As you step inside, you're greeted by a bright and spacious open-plan living area, complete with high ceilings and large windows that flood the space with natural light while providing tranquil canal views. The contemporary kitchen is fully fitted with high-quality appliances, sleek cabinetry, and ample workspace-perfect for cooking and entertaining.

Both bedrooms are generously sized. A stylish family bathroom completes the accommodation, designed with modern fixtures and a relaxing ambiance.

Outside, the apartment enjoys nearby access to picturesque towpaths, ideal for walks or cycling along the canal. The property also benefits from a parking area and excellent transport links, with local amenities, and transport links in close proximity.

This is a brilliant opportunity to own a canalside retreat in a highly sought-after area-early viewing is highly recommended!

For more details or to arrange a viewing, contact us today.

Communal Entrance

An intercom security system leads into the communal entrance with stairs leading to the property.

Entrance Hallway

Entrance door leads into the hallway with storage, radiator and doors to all rooms.

Open Plan Living

Lounge Dining Area

17' 1" x 9' 2" (5.21m x 2.79m)

Double glazed window and further juliet balcony to the front elevation and two radiators.

Kitchen Area

9' 2" x 8' 9" (2.79m x 2.67m)

Double glazed window to the front elevation with a range of wall and base units, worktops with tiled splashbacks, inset sink/drain, integrated dishwasher, inset oven, hob and cooker hood.

Bedroom One

13' x 9' 6" (3.96m x 2.90m)

Double glazed juliet balcony to the rear elevation and radiator.

Bedroom Two

9' x 8' 2" (2.74m x 2.49m)

Double glazed window to the rear elevation, wood effect flooring and radiator

Bathroom

Double glazed window to the rear elevation and suite comprising; bath, separate shower cubicle, wash hand basin, wc, part tiling, extractor fan, radiator and wood effect flooring.

Parking

There is a communal car park for vendors and visitors





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/SBR312595

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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