



Connells

Stourhurst Lower High Street
Stourbridge

Stourhurst Lower High Street Stourbridge DY8 1TE

for sale
£300,000



Property Description

Nestled in the heart of Stourbridge's historic Lower High Street, this beautifully presented two-bedroom ground floor apartment offers a rare blend of period charm and modern convenience. Boasting a characterful listed frontage that adds a touch of heritage appeal, this unique property is ideal for first-time buyers, downsizers or investors alike.

The accommodation comprises a spacious living room and a well-appointed kitchen and dining area, two generously sized bedrooms, and a stylish family bathroom. High ceilings and large windows ensure an abundance of natural light throughout, while neutral decor provides a blank canvas ready to make your own. This property boasts the use of front and rear access making this unique to the road as well as a designated parking space to the rear.

Situated within walking distance of local shops, cafes, transport links and Stourbridge Town Centre, this apartment offers the perfect balance of town centre living with a sense of privacy and comfort.

This property truly combines location, character, and practicality. Early viewing is highly recommended.

Entrance

Steps from the road lead up to the entrance of the building

Entrance Hallway

Entrance hallway with front door, radiator and doors to various rooms

Communal Lobby

To the rear of the property is a communal lobby giving access to the property

Cloakroom/Wc

Suite comprising; wash hand basin, wc, extractor fan, radiator, spotlights to ceiling and wood effect flooring.

Lounge

21' 3" into bay x 15' 7" (6.48m into bay x 4.75m)

Large bay window with high ceiling and two radiators.

Kitchen/Diner

17' 4" x 12' 9" (5.28m x 3.89m)

Window to the rear elevation, a range of wall and base units, worksurfaces with splashback tiling, inset sink/drainers, integrated oven, gas hob, cooker hood, extractor fan, integrated washing machine, spotlights to ceiling, wood effect flooring, radiator and separate dining area

Bedroom One

13' 6" x 10' 10" (4.11m x 3.30m)

Window to the rear elevation, fitted wardrobes and radiator.

Ensuite

Suite comprising; shower cubicle, wash hand basin, wc, extractor fan, spotlights to ceiling, part tiling to walls, radiator.

Bedroom Two

14' 5" into bay x 12' 10" (4.39m into bay x 3.91m)

Bay window to the front elevation, fitted wardrobes and radiator.

Bathroom

Part tiled with suite comprising; bath, wash hand basin, wc, extractor fan, spotlights to ceiling, wood effect flooring and radiator.

To The Rear

Security intercom and gated private rear parking for one car.





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

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating:
 Awaited

Council Tax
 Band: D

Service Charge:
 1632.00

Ground Rent:
 25.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBR312744

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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