







### Property Description

This two-bedroom apartment is ideal for first-time buyers, investors, or anyone looking for low-maintenance living.

The property offers a bright living and kitchen area, two good-sized bedrooms, and a bathroom. It also includes one allocated parking space, making day-to-day living even more convenient.

Located close to local shops, transport links, and other amenities, this apartment is in a great location for both work and leisure.

### Entrance Hallway

Electric radiator and doors to;

### Lounge

15' 2" x 12' 4" max ( 4.62m x 3.76m max )

Window to the front elevation, wood effect flooring and electric radiator.

### Kitchen

8' 2" x 7' 8" ( 2.49m x 2.34m )

Wall and base units, cooker, worksurfaces with inset sink/drainers and splashback tiling, extractor fan.

### Bedroom One

11' 4" max x 8' 9" ( 3.45m max x 2.67m )

Window to the rear elevation and electric radiator.

### Bedroom Two

7' 8" x 7' 2" ( 2.34m x 2.18m )

Window to the rear elevation and electric radiator.

### Bathroom

Suite comprising, bath with shower, wash hand basin, wc, extractor fan and wood effect flooring.

### Communal Gardens

Communal grassed area with paved pathway to security entrance. Parking for residents.



To view this property please contact Connells on

**T 01384 374 545**  
**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
STOURBRIDGE DY8 1EJ

EPC Rating: E

Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBR312834](https://connells.co.uk/Property/SBR312834)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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