







### Property Description

Turn off Rangeways Road into Grange Lane and turn left. These particular flats are situated at the bottom of the cul-de-sac on the left hand side of the road.

### To The Front

Communal front door leads to communal hallway with stairs to first floor landing.

### Hallway

Doors leading to shower room and;

### Lounge Area

10' 2" x 10' 2" ( 3.10m x 3.10m )

Double glazed box bay window to front elevation, storage cupboard and archway to kitchen.

### Bedroom Area

6' 11" max x 5' 3" max ( 2.11m max x 1.60m max )

Double glazed window to front elevation and alcove wardrobe area.

### Kitchen Area

9' 10" max x 5' 3" max ( 3.00m max x 1.60m max )

Double glazed window to side elevation, a range of wall and base units. Worksurfaces. Stainless steel sink drainer unit.

### Shower Area

Wash hand basin, low flush wc and shower area.

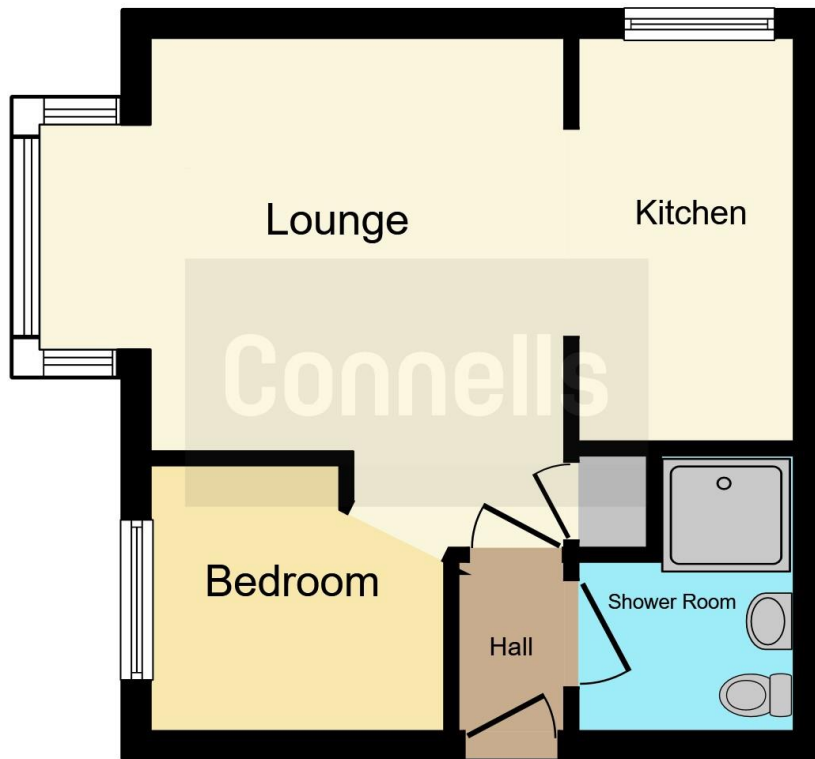
### Outside

Communal gardens laid mainly to lawn with shrub borders. Inset pathway to front of flats. Communal parking areas.

### Lease Details;

99 Years from 1983. We have been informed there is an approximately £40 ground rent per annum until 2049 and then £60 per annum. Service charges - 24/6/25 - 28/9/25 - £210 (quarter) Awaiting upto date charges. - Buyers recommended to seek confirmation from their conveyancer prior to purchase.





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](http://www.focalagent.com)

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11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

EPC Rating: D

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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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Property Ref: SBR313145 - 0004

