



**West Wing, Rockingham Hall, Birmingham Road, Hagley,
Stourbridge, DY9 9LA**



welcome to

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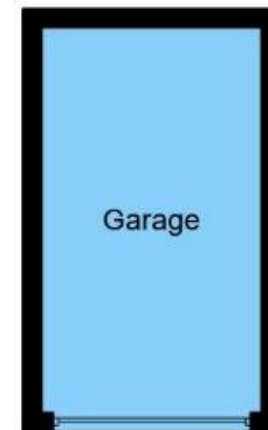
A period ground floor apartment benefiting from its own garden, garage & parking.

Entrance hallway, living room, breakfast kitchen, dining room/3rd bedroom, 2 further bedrooms, master with en-suite, house bathroom, utility room





Floor Plan



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Agent Note

The Council Tax Band is C.
Approx 1377 sq ft.
EPC :- D

Hallway

Decorative coving to ceiling, two radiators with decorative covers, storage/airing cupboard with wooden slatted shelving and doors lead to accommodation.

Utility Area

11' 7" x 6' 1" (3.53m x 1.85m)

With matching wall and base units, roll edge work surface, sink unit with drainer, space for domestic appliances, complementary tiling to walls, access to loft for storage, double glazed window to the fore, wall mounted Worcester boiler and door leads to under stairs storage housing meters.

Lounge

16' 8" into recess x 20' 8" into bay (5.08m into recess x 6.30m into bay)

Being light and airy with dual aspect double glazed windows, a bay to the fore and two to the side, decorative coving to ceiling and matching ceiling rose, wall light points, living flame coal effect gas fire with a carved Adam style wooden fire surround, cupboard and shelving to the recess, two radiators with decorative covers.

Breakfast Kitchen

13' 9" x 9' 11" (4.19m x 3.02m)

Fitted with a range of matching wall, base and drawer units, tiled work surfaces, one and a half bowl sink unit with mixer tap. The kitchen incorporates space for domestic appliances, leaded light display cabinets, under cupboard lighting, space for table and chairs, radiator, double glazed window to side elevation.

Bedroom 1

18' 3" into recess x 11' 7" (5.56m into recess x 3.53m)

Fitted with a range of matching built in wardrobes, overhead cupboards and drawer units, decorative coving to ceiling, ceiling roses, two radiators with decorative covers, dual aspect double glazed windows, one to the side elevation and one to the fore.

En-Suite Shower Room

Recently updated Shower room comprising low level WC, enclosed wash hand basin with vanity unit beneath, mixer tap, shower cubicle, complementary tiling to partial walls, and ceiling lights

Bedroom 2

13' 2" x 11' 9" (4.01m x 3.58m)

Decorative coving to ceiling, ceiling rose, built in matching wardrobes and cupboards, wall light points, radiator with decorative cover, double glazed window to rear elevation.

Bedroom 3/ Dining Room

13' 7" x 7' 11" (4.14m x 2.41m)

Decorative coving to ceiling, ceiling rose, dado rail, wall light points, radiator with decorative cover, double glazed window to front elevation.

House Bathroom

With heated towel rail, a P-shape bath with Shower over, wash hand basin and vanity unit, low level WC, decorative coving, shaver point, radiator, double glazed obscure window to rear elevation.

Garage

13' 4" x 10' 2" (4.06m x 3.10m)

To the rear of the garden with potential storage to the roof, lighting and power, block paved driveway for a number of vehicles.



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welcome to

West Wing, Rockingham Hall, Birmingham Road, Hagley, Stourbridge

- Characterful 3 Bed Ground floor apartment
- Large Bay Fronted Lounge
- Kitchen
- En-Suite off Master Bedroom
- House Bathroom

Tenure: Commonhold EPC Rating: D

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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