



**Pinewoods Court, Hagley, Stourbridge, DY9 0JQ**

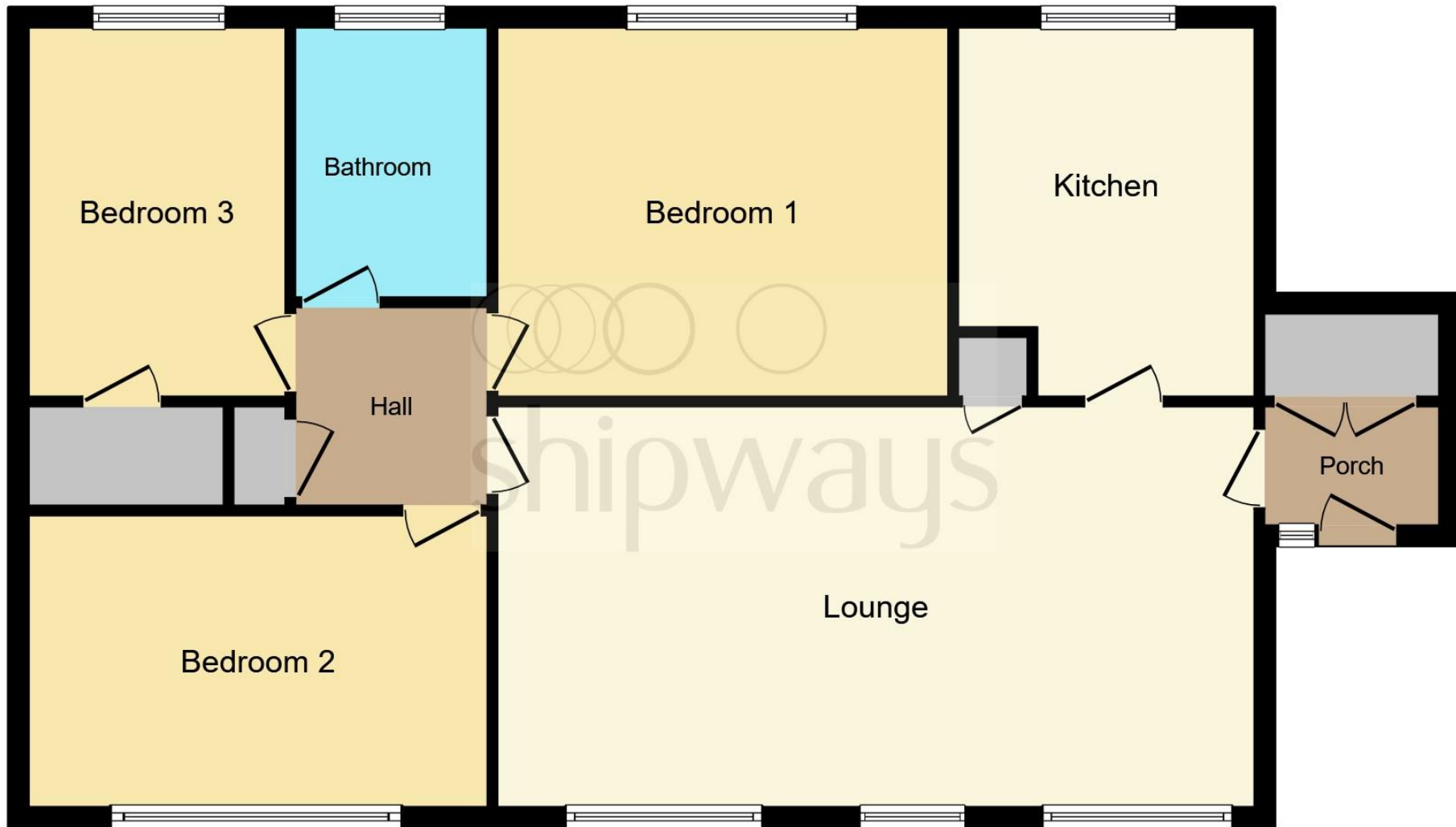


**welcome to**

**Pinewoods Court, Hagley, Stourbridge**

NO ONWARD CHAIN!! A truly spacious 3 bed first floor apartment. Located on the edge of Hagley Village and in close proximity for stunning rural walks.





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)

### **Approach**

Communal driveway leading to garage and entrance with stairs to first floor where the apartment is located.

### **Inner Hallway**

Ceiling light, storage cupboard and space for tumble dryer.

### **Entrance Hallway**

Door to side, ceiling light, storage cupboards and door to lounge.

### **Lounge/ Diner**

23' 10" max x 13' 1" max ( 7.26m max x 3.99m max )

Double glazed window to front, ceiling light, storage cupboard, two central heating radiators and doors to:

### **Kitchen**

12' 1" max x 8' 2" max ( 3.68m max x 2.49m max )

Double glazed window to rear, ceiling light, a range of wall and base units, worktops, stainless steel sink/drainer with mixer tap, tiled splashback, four ring gas hob, cooker hood, space for washing machine and under surface fridge/freezer, electric oven in tall housing unit and wall mounted central heating boiler.

### **Bedroom One**

15' max x 12' 2" max ( 4.57m max x 3.71m max )

Double glazed window to rear, ceiling light and central heating radiator.

### **Bedroom Two**

15' 2" max x 9' 10" max ( 4.62m max x 3.00m max )

Double glazed window to front, ceiling light, central heating radiator and a range of fitted wardrobes.

### **Bedroom Three**

12' 2" max x 8' 4" max ( 3.71m max x 2.54m max )

Double glazed window to rear, ceiling light, central heating radiator and fitted storage cupboard.

### **Bathroom**

Double glazed window to rear, ceiling light, panelled bath, shower cubicle with glass folding doors, pedestal wash hand basin with mixer tap, low level wc, central heating radiator, tiling to walls and floor.

### **Communal Grounds**

Lawned areas and pathway leads to communal entrance.

### **Garage En Bloc**

18' 3" max x 8' 7" max ( 5.56m max x 2.62m max )

Up and over door.

### **Agent Notes**

The Council Tax Band is D. The length of the lease is 189 years from 24th June 1973. We are informed the annual ground rent is £77.00 and the annual service charge is £1600.00.



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welcome to

## Pinewoods Court, Hagley Stourbridge

- NO ONWARD CHAIN
- 3 BED APARTMENT
- SPACIOUS LOUNGE
- KITCHEN
- BATHROOM

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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