



**Trefoil Gardens, Amblecote, Stourbridge, DY8 4DB**

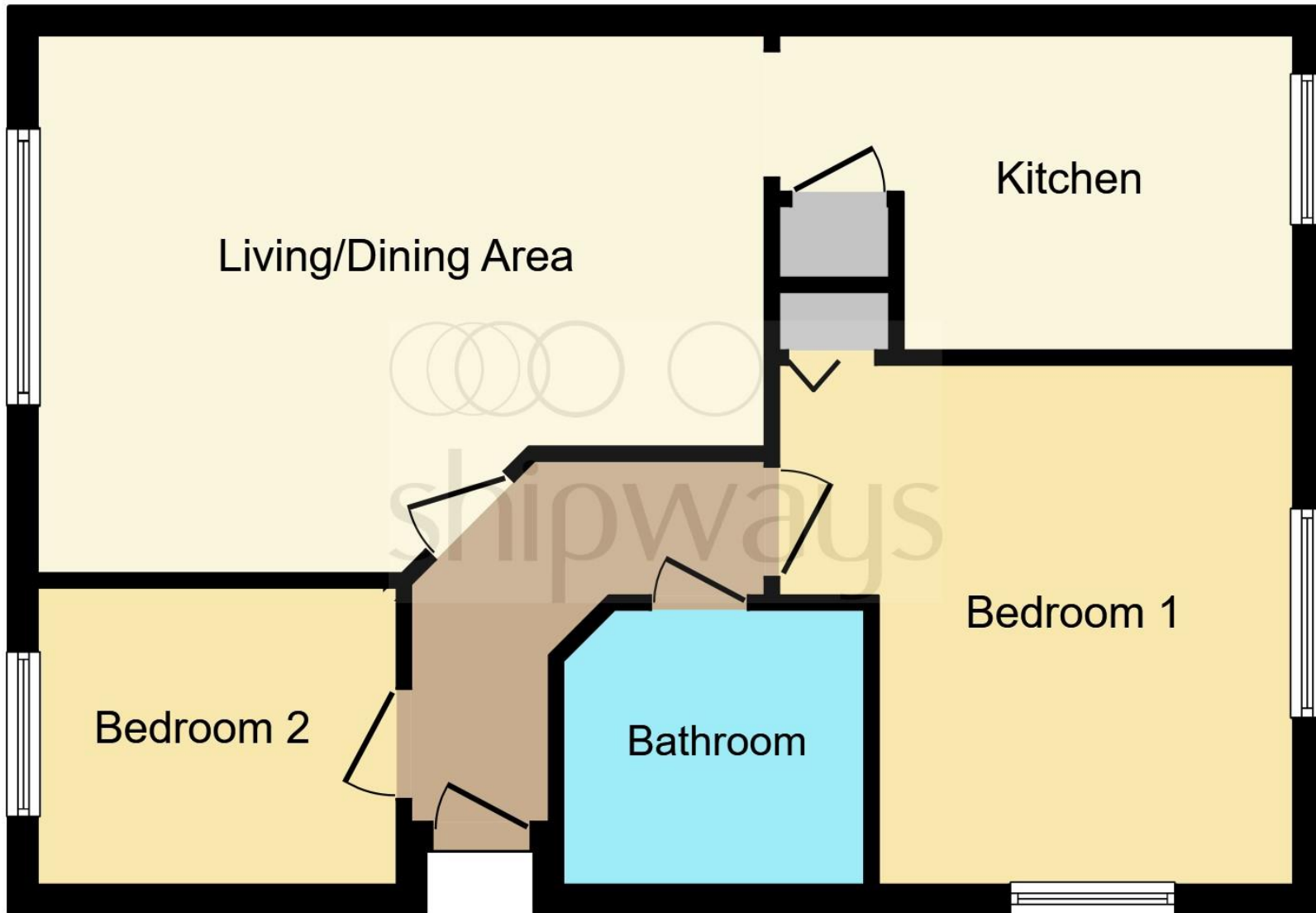


**welcome to**

**Trefoil Gardens, Amblecote, Stourbridge**

\*\*\*\*A TWO BEDROOM APARTMENT\*\*\*\*SPACIOUS THROUGHOUT\*\*\*\*DOUBLE GLAZED AND CENTRAL HEATING\*\*\*\*GREAT LOCATION\*\*\*\*ALLOCATED PARKING SPACE\*\*\*\*WALKING DISTANCE TO STOURBRIDGE TOWN\*\*\*EARLY VIEWINGS ADVISED\*\*\*\*





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**

Having communal garden areas with lighting, an allocated parking space, pathways leading to the entrance area with an intercom system and stairs leading to the top floor where the apartment will be found.

## **Entrance Hallway**

Having a side facing front door, two ceiling light connections, a central heating radiator, loft access, and intercom system and doors to:-

## **Living/Dining Area**

11' 11" max x 9' 11" max ( 3.63m max x 3.02m max )

Having a front facing double glazed window, ceiling light connections, central heated radiators and access to the kitchen

## **Kitchen**

12' 7" max x 7' 5" max ( 3.84m max x 2.26m max )

Having a rear facing double glazed window, ceiling light connections, a range of wall and base units with work tops over, stainless steel sink and drainer unit with a mixer tap over space for a fridge freezer and dishwasher, a four ring gas hob with an electric oven beneath and cooker hood over, space for a washing machine, central heated radiator, a built in storage cupboard and tiling to splash prone areas.

## **Bedroom One**

12' 6" max x 12' max ( 3.81m max x 3.66m max )

Having a rear facing double glazed window, a ceiling light connection and Central heated radiator.

## **Bedroom Two**

8' 9" max x 8' 6" max ( 2.67m max x 2.59m max )

Having a front facing double glazed window, ceiling light connection and central heated radiator.

## **Bathroom**

Having a ceiling light connection, paneled bath with shower over and glass screen, a vanity wash hand unit with pillar taps over, a low level W/C, central heated radiator and tiling to splash prone areas.



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welcome to

## Trefoil Gardens, Amblecote, Stourbridge

- TWO BEDROOM APARTMENT
- CONVENIENT LOCATION
- ALLOCATED PARKING SPACE
- EASY ACCESS TO MERRY HILL
- WALKING DISTANCE TO STOURBRIDGE TOWN CENTRE

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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