

# PTN Estates

Residential Sales & Lettings



Flat 12 Harrison Road, , Stourbridge, DY8 5XT

£89,950

This most Impressive and spacious top floor apartment offered with no upward chain is ideal for those looking to buy to rent

Located on a bus route and in close proximity to shops and local amenities and set back from the road

Having recently had a makeover including new carpets this exceptionally stylish apartment with one double bedroom with fitted wardrobes oozes natural light through windows and sky light

Accommodation offers superb spacious lounge with storage cupboard, splendid refitted kitchen with oven and hob and an attractive refitted bathroom with shower over the bath

Benefits include Economy seven electric storage heaters and a majority of UPVC double glazing

Outside to the rear is a delightful communal garden & drying area along with off road allocated parking to the side elevation

\*\*\*\*INVESTORS ONLY\*\*\*\*

\*GROUND RENT, SERVICE CHARGE & BUILDINGS INSURANCE IS £100 PER MONTH  
THERE IS 72 YEARS REMAINING ON THE LEASE

**Approach**

From the locked main door with intercom access you take the carpeted stairs to the top floor where number 12 can be located on the right

**Hallway 1.92 x 0.879**

From wooden front door into the hallway which benefits from access hatch to loft, ceiling light point and intercom telephone

**Lounge 3.22 x 4.21**

This stylish room located to the front of the property which beams natural light, benefits from UPVC double glazing, economy seven heating and ceiling light point. There is a handy built in cupboard with shelving that houses the water tank and an archway that leads into the kitchen

**Kitchen 1.79 x 3.09**

This splendid kitchen which oozes natural light comprises of white gloss units that consist of drawers, wall and base units enhanced with tasteful tiled splash back and work top, along with a stainless steel effect single sink unit, Beko electric oven and a Schott ceramic hob. Benefits include UPVC double glazing, ceiling light point and sky light, plumbing for an automatic washing machine, Vent Axia extractor fan and wall mounted fuse box

**Bedroom 3.32 x 2.86**

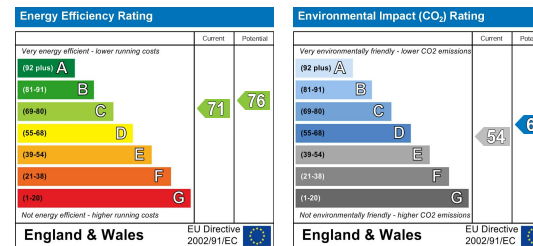
Located to the rear of the property and benefiting from a built in wardrobe with storage above, ceiling light point, UPVC double glazing and Economy seven heating

**Bathroom 2.50 x 1.83**

Comprising of a white suite that consists of a paneled in bath with mixer taps and shower off with curtain, low flush W.C and pedestal wash hand basin. Enhanced with a ladder style coated electric heater and tasteful ceramic tiled walls and flooring. Benefits include UPVC obscure double glazing to the side elevation and a Vent Axia extractor fan

**Outside**

To the side elevation is off road allocated parking and to the rear is a paved drying area and a most delightful communal garden comprising of a shaped lawn, established trees and shrubbery



**Accuracy of Brochures**

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

**Services/Disclaimer**

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

**Transparency**

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.

Property Mark Client Protection Scheme Ref: - C000837, Property Redress Scheme (PRS) – Membership No. PRS001624