

PTN Estates

Residential Sales & Lettings



6 Griffiths Lodge, Clock Tower View, Wordsley

£180,000

Welcome to Griffiths Lodge, a charming two-bedroom first floor apartment located in the picturesque area of Wordsley, Stourbridge. This luxury apartment is situated in one of the historic Old Wordsley Hospital buildings, adding character and a sense of heritage to your living space.

As you step inside, you'll be greeted by a beautifully re-fitted shaker style kitchen complete with built-in appliances and a distinctive dining area, perfect for hosting intimate gatherings or enjoying your morning coffee. The property boasts high ceilings, providing an airy and spacious feel to the rooms. With electric heating and double glazing featuring decorative windows, you can stay cosy and warm during the colder months while admiring the unique architectural details.

Nestled in a conservation area, Griffiths Lodge offers not just a home, but a piece of history. The surroundings are rich in culture and charm, making it an ideal location for those who appreciate the beauty of the past.

Don't miss the opportunity to make this apartment your own and experience the perfect blend of modern convenience and historic elegance. Contact us today to arrange a viewing and step into your new home at Griffiths Lodge.

Hallway

Entered on the first floor, laminate flooring, two ceiling light points, loft access hatch, electric heater and doors off to the two bedrooms, bathroom, living area and cupboard housing hot water tank

Open Plan Kitchen / Dining & Living Area 6m (max) x 6.55 (max)

Re-fitted Shaker styled kitchen with marble effect work tops, integrated fridge / freezer, slimline dishwasher, washer / dryer, oven, hob and extractor fan, skylight window single drainer sink unit, laminate flooring, ceiling light point

Dining area with laminate flooring, electric heater, ceiling light point, skylight window and decorative arch window two steps up to

Living area carpeted, ceiling light point, electric heater, two skylight windows

Bedroom One 4.20 x 2.51

Sliding mirrored wardrobes, electric radiator, ceiling light point, skylight window and decorative arch window

Bedroom Two 4.19 (max) x 2.98 (max)

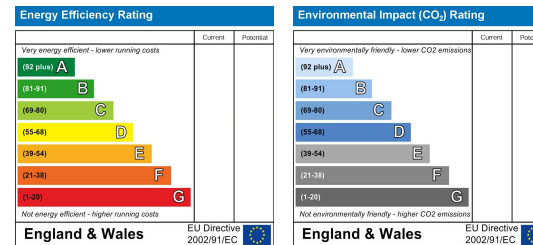
Built in wardrobes, ceiling light point, electric heater and skylight window

Bathroom 1.39 x 2.49

Shaped bath with power shower above, low flush wc, wash hand basin, chrome towel radiator, ceiling light point

Outside

Allocated Parking Space and Visitor Spaces



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