



The
LEE, SHAW
Partnership

6 Pine Court, Redlake Road
Pedmore, Stourbridge DY9 0SA

Top Pedmore address



This self-contained 2 bedroom, 1st floor apartment benefits from a sought after Pedmore address and forms part of a purpose-built, 3 storey development comprising just 12 apartments. Set back from Redlake Road in Communal Grounds. With all necessary facilities within a reasonable distance including shops, transport links and sporting clubs nearby.

The Apartment benefits from a Long Lease with peppercorn Ground Rent, separate Garage and is well placed for local amenities.

With gas central heating, UPVC double glazing and comprising: Hall, Lounge/Dining Room, Kitchen with integrated appliances, 2 Double Bedrooms (Bedroom 2 with En-Suite) and Shower Room.

OVERALL, A GOOD SIZE APARTMENT IN A GREAT LOCATION, AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

Communal Ground Floor Entrance and stairs to 1st Floor Landing.

Self-contained accommodation:

Hall with front door, radiator, 2 Stores and doors to:

Lounge/Dining Room with stone fireplace having hearth and mantel, radiator and UPVC double glazed patio door to Front Balcony.

Kitchen having a range of light oak style wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, Neff built in oven, Neff integrated microwave, Neff ceramic hob with integrated cooker hood over, tall housing with integrated Indesit fridge freezer, integrated Bloomberg dishwasher, appliance space, tiled floor, integrated Zanussi washing machine, wine rack, under cupboard lights and rear UPVC double glazed window.



Apartment with Garage



Bedroom 1 with UPVC double glazed window, radiator and built-in double wardrobe with 2 sliding mirror doors.

Bedroom 2 with UPVC double glazed side window, double wardrobe with mirror doors and top cupboard, radiator, Cupboard (with Ideal gas central heating boiler) and sliding door to:

En-Suite having a white suite with shower cubicle having bi-fold door and waterfall shower, basin with vanity cupboard, WC, tiled walls, tiled floor and chrome ladder radiator.

Shower Room with white suite having quadrant shower enclosure with curved screen door, semi recessed basin with vanity cupboards below and combined WC with concealed cistern, tiled walls, chrome leather radiator, obscure UPVC double glazed window, extractor fan and shelved cupboard.

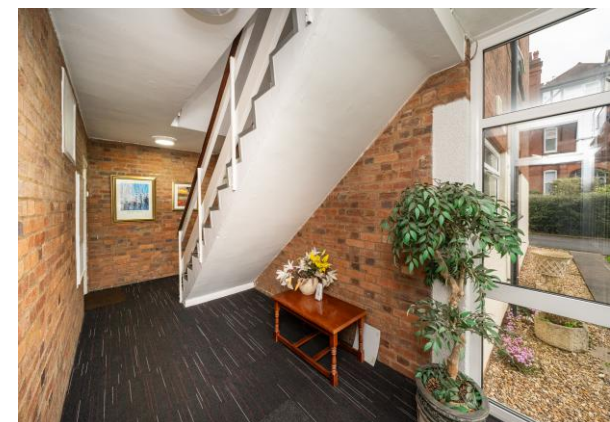


There are Communal Grounds.

There is a single Garage in the block to the rear.

Tenure: Leasehold with 999 Year Lease from 25th December 1966 (Unexpired term 939 Years) with peppercorn Ground Rent. There is a Service Charge currently: £410.22 per quarter (£1640.88 per annum).

Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C.





The
LEE, SHAW
Partnership

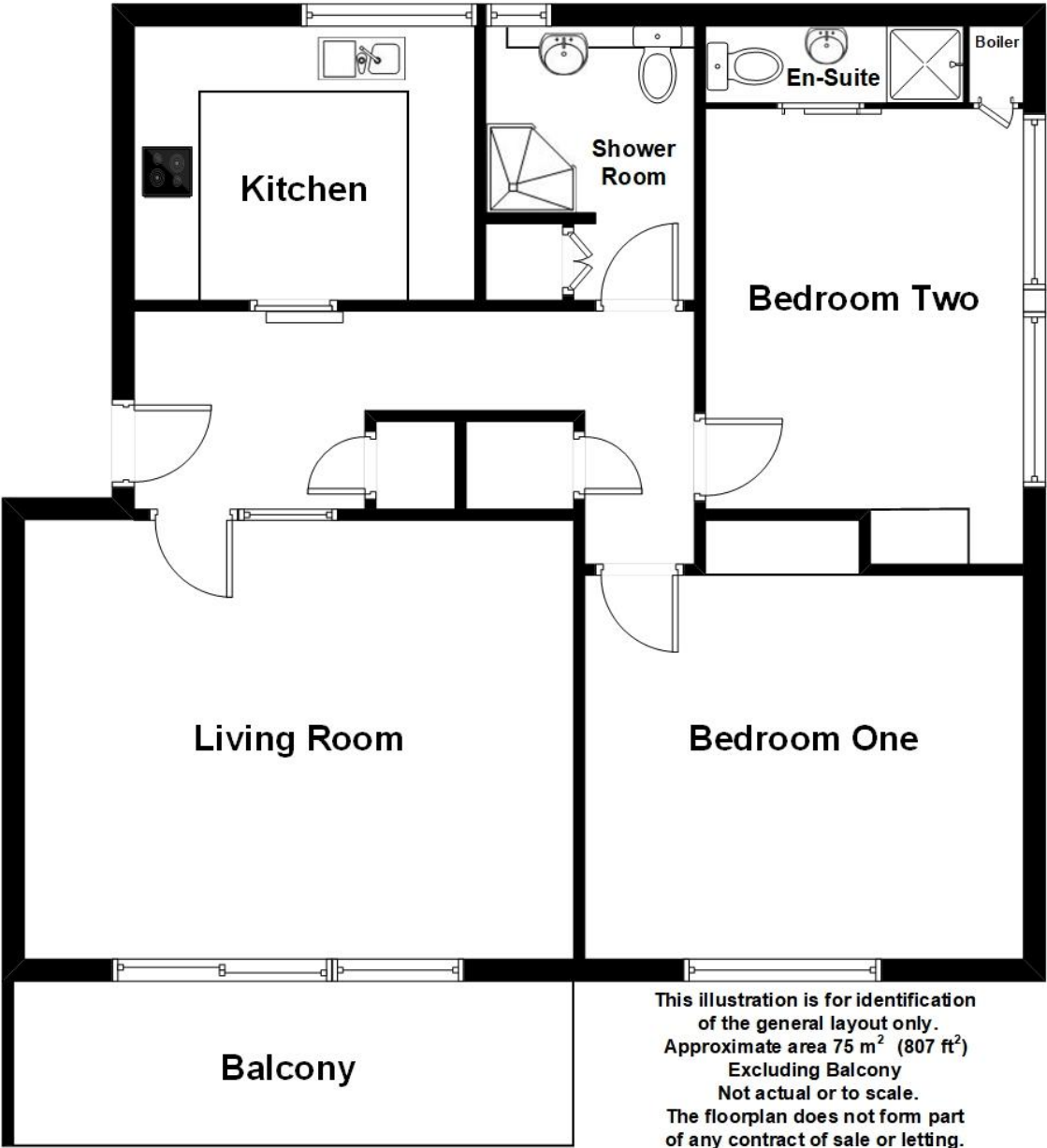
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf



Hall
Lounge/Dining Room: 16'6" x 13'
(5.03m x 3.96m)
Kitchen:
10'4" x 7'10" (3.16m x 2.40m)
Bedroom 1:
13' x 11'7" + ward (3.96m x
3.54m)
Bedroom 2:
11' + ward x 9'7" (3.36m x 2.93m)
En-Suite:
7'8" x 2'10" (2.34m x 0.88m)
Shower Room:
5'6" x 5'5" + recess (1.68m x
1.66m)
Singe Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 396066
stourbridge@leeshaw.com
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.