



**Taylor's**

# Hall Street, Oldswinford, Stourbridge, DY8 2JF

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This well-maintained and beautifully presented one-bedroom first floor flat is situated in an established residential area, conveniently located close to local shops and within relative walking distance of Stourbridge Junction train station.

The flat has a hall with stairs leading off, first floor hall, a bright sitting room, fitted kitchen, good double bedroom and a bathroom with a versatile walk-in storage cupboard.

To the rear there is a level lawned communal garden area with defined 'drying area' to one side.

Set within a development with communal parking and lovely surroundings. This home has double glazing and gas central heating. An ideal location for access to transport links and nearby amenities.

Tenure: Leasehold (with 116 years remaining. The ground rent is approximately £100 pa, and the service charge approximately £1,200 pa). Construction: Standard. Services: All Mains. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band A. EPC C.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

**Ground Floor Hall** - 1.24m x 0.86m (4'1" x 2'10")

**First Floor Hall** - 1.85m x 0.86m (6'1" x 2'10")

**L Shaped Landing** - 1.96m x 1.63m (6'5" x 5'4") at widest points

**Sitting Room** - 5m x 3.15m (16'5" x 10'4")

**Kitchen** - 2.97m x 2.24m (9'9" x 7'4") at widest points

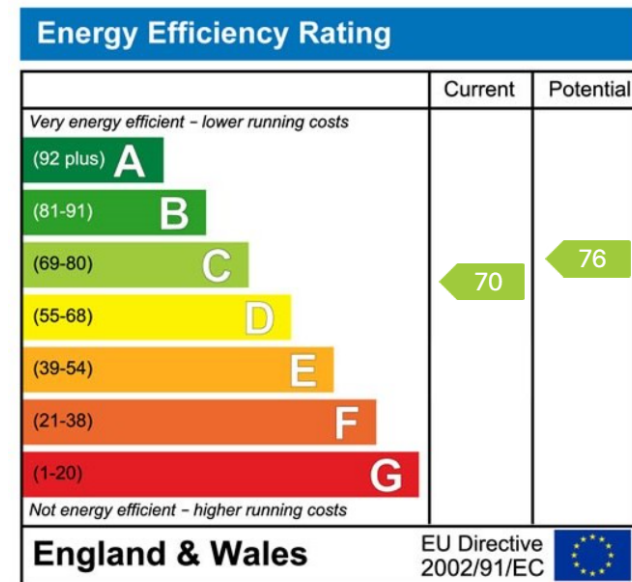
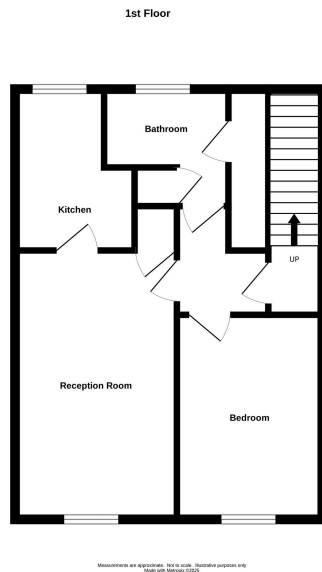
**Bedroom** - 3.99m x 2.69m (13'1" x 8'10")

**Bathroom** - 2.24m x 2.08m (7'4" x 6'10") at widest points





- Popular location
- Detached garage (subject to new rent)
- Communal rear garden with drying area
- Ideal for a first time buyer
- Short walk from Stourbridge Junction
- Generous double bedroom



**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.