



Taylors



A well presented one bedroom ground floor flat situated in an ideal location for commuters, with Stourbridge Junction Train Station right on the doorstep and both Oldswinford and Stourbridge Town Centre just a short distance away.

Benefitting from attractive communal gardens, allocated parking, and additional visitor parking, the accommodation comprises an entrance hall, a fitted kitchen with pleasant views over the communal gardens, a bathroom, a spacious living room, and a generous sized bedroom with fitted wardrobes.

Offered for sale with no upward chain, this property presents an excellent opportunity for first time buyers, downsizers, or investors seeking a home in a highly desirable and convenient location.

Tenure: Leasehold. Ground Rent: £75 per annum, Service Charge: £1482 per annum, Lease Term: 125 Years from From 26 October 2010 to 1 October 2135. Construction: Standard/Purpose Built. Services: All mains. (no gas), Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band A. EPC D.

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.

Entrance Hall - 3.76m x 0.81m (12'4" x 2'8")

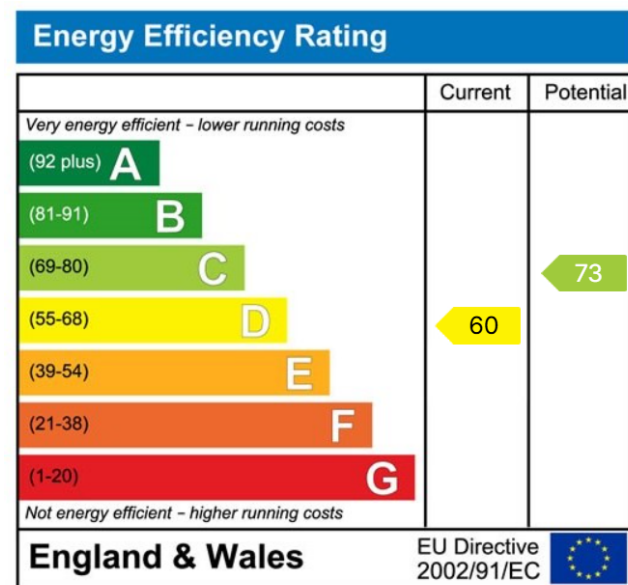
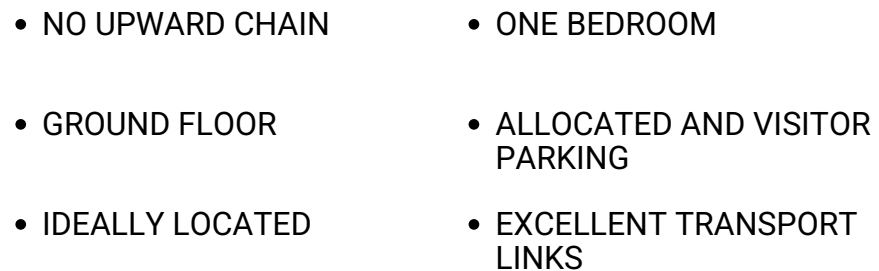
Kitchen - 2.77m x 1.7m (9'1" x 5'7")

Living Room - 4.95m x 3.2m (16'3" x 10'6")

Bathroom - 1.73m x 1.7m (5'8" x 5'7")

Bedroom - 3.89m x 2.51m (12'9" x 8'3") Plus fitted wardrobes





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