



Connells

The Royal Glassworks Woodcock Mews
Brierley Hill

The Royal Glassworks Woodcock Mews Brierley Hill DY5 3AZ

for sale
£175,000



Property Description

CONNELLS STOURBRIDGE ARE PROUD TO OFFER FOR SALE THIS STUNNING GROUND FLOOR APARTMENT SET IN THE ROYAL GLASSWORKS BUILDINGS, CONVERTED AROUND 11 YEARS AGO. AVAILABLE WITH NO UPWARD CHAIN DELAY. READY TO MOVE INTO WITH NEWLY FITTED CARPETS. LARGE OPEN PLAN LOUNGE & MODERN KITCHEN. TWO BEDROOMS & IMPRESSIVE, RE-FITTED SHOWER ROOMS. INDUSTRIAL CHIC COMMUNAL RECEPTION. *Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.*

Hallway

Storage cupboard and door to;

To The Front

Two allocated parking spaces and visitor parking available.

Communal Hallway

Security intercom system gives access to communal hallway with stairs to first floor, leading to security door to cellar and front door.

Hallway

Front door gives access to hallway with doors to;

Open Plan Lounge And Kitchen

Lounge Area

Double glazed window to rear elevation and electric heater.

Kitchen

A range of wall and base units. Work surfaces incorporating sink unit with mixer tap electric hob and oven with extractor hood above. Plumbing for automatic washing machine. Tiled floor and tiled splashbacks. Door to;

Inner Hallway

Doors to:

Bedroom One

Double glazed window to rear elevation and electric heater.

Bedroom Two

Double glazed window to rear elevation and electric heater.

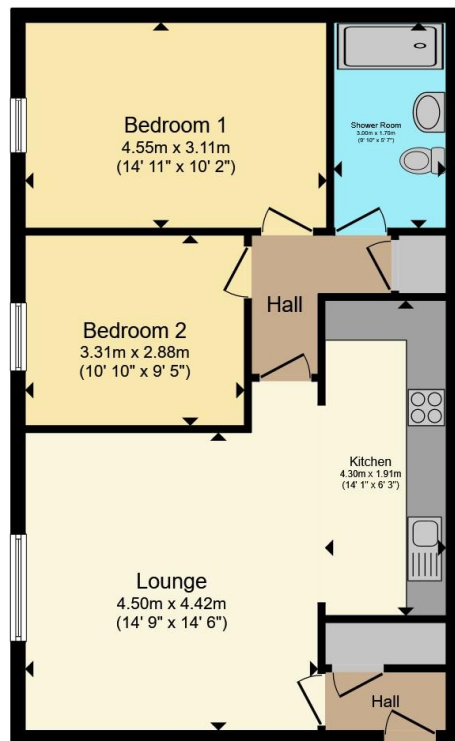
Shower Room

Double shower cubicle, wash hand basin and low flush wc. Tiled floor extractor fan and electric shaving point.

Agents Note;

114 years remaining on the lease.
Ground rent £150 per annum
Service Charge £1480.74 per annum





Total floor area 67.9 m² (731 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01384 374 545
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11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: D Council Tax
 Band: B

Service Charge:
 1408.64

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBR313753

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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