



**Connells**

Crownoakes Drive  
Wordsley STOURBRIDGE



## Property Description

AN IMPRESSIVE, MODERN APARTMENT ON THE EVER POPULAR CROWNOKES DEVELOPMENT IN WORDSLEY. THIS PARTICULAR APARTMENT IS IDEALLY SITUATED ON THE REAR OF THE SITE WITH ATTRACTIVE VIEWS. ATTRACTIVE CANALSIDE AND WOODLAND WALKS NEARBY.

## To The Front

There are landscaped communal grounds to the front of the property with parking to the rear, pathway to entrance door with security system, communal entrance leads to number 45 on the ground floor.

## Entrance Hallway

Door to the property, radiator, storage cupboards and doors to;

## Open Plan Living

### Lounge Area

Double glazed bay window to side elevation and radiator.

### Kitchen/Dining Area

Double glazed bay window to the rear elevation in dining area and double glazed window to rear elevation in kitchen. A range of wall and base units with worksurfaces, inset sink drainer, electric oven, gas hob and extractor hood.

### Bedroom One

Double glazed window to the rear elevation, radiator and door to ensuite shower room.

### Ensuite Shower Room

Suite comprising; shower cubicle, wash hand

basin, wc, radiator, extractor fan, part tiled walls and tiled floor.

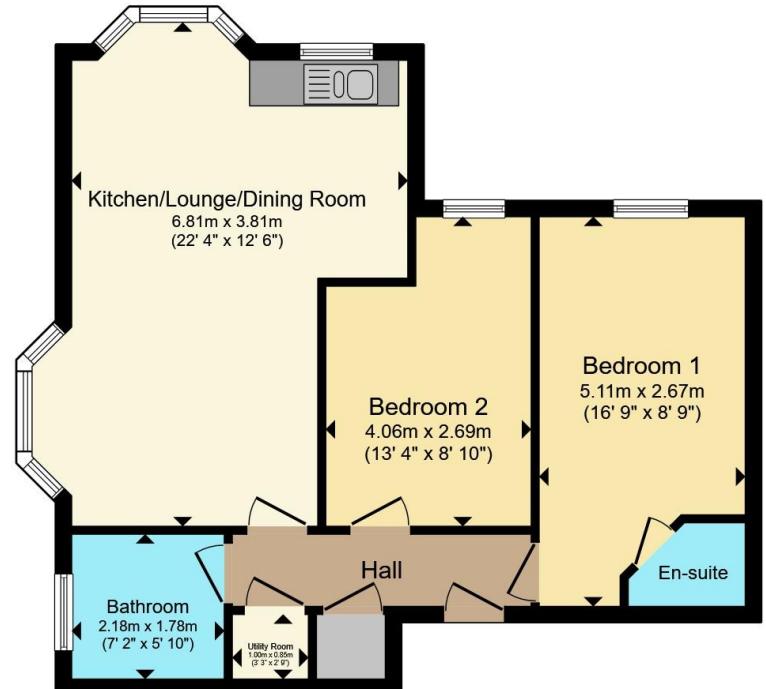
### Bedroom Two

Double glazed window to the rear elevation and radiator.

### Bathroom

Double glazed window to the side elevation and suite comprising; bath, wc, wash hand basin, extractor fan, spotlights to ceiling, heated radiator rail,





**Floor Plan**

Total floor area 59.6 m<sup>2</sup> (641 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](http://www.propertybox.io)

Connells

To view this property please contact Connells on

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11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

EPC Rating: B  
 Council Tax  
 Band: B

Service Charge:  
 1771.28

Ground Rent:  
 95.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBR313272](http://connells.co.uk/Property/SBR313272)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2005. 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.

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Property Ref: SBR313272 - 0003

