



The
LEE, SHAW
Partnership

34 Porters Lodge
Clock Tower View, Wordsley

OPEN PLAN LOUNGE/KITCHEN /DINING AREA

This well presented 1 bedroom Ground Floor apartment is ideal for first time buyers, those looking to downsize, or investors. Situated within Porters Lodge, part of the historic Wordsley Hospital heritage buildings, the property beautifully combines character with modern living.

The accommodation features a bright and spacious open plan Lounge/Kitchen/Dining Area, enhanced by high ceilings and attractive sash style windows that create a light and airy feel throughout. The property also benefits from a secure entry phone system.

The property has electric radiators and accommodation which comprises; Entrance Hall, Open plan Lounge/Kitchen/Dining Area, Bedroom and Bathroom.

OVERALL, THIS READY TO MOVE INTO APARTMENT IS PERFECT FOR FIRST TIME BUYERS!

There is a Communal Entrance and hallway to the front door of the Apartment.





BEDROOM WITH FITTED WARDROBES

The Entrance Hall has a storage cupboard and doors to;

The open plan Lounge/Kitchen/Dining Area features an electric fire with surround. The Kitchen is fitted with wall and base cupboards, worktops with upstands, inset sink and drainer, built in oven and hob with extractor fan above and space for additional appliances.

The Bedroom has fitted wardrobes with sliding mirrored doors. The Bathroom is fitted with a white suite comprising; wc, pedestal sink, bath with shower over, partly tiled walls and an electric radiator.

There is 1 allocated parking space and communal area.



FLOOR PLANS

Service charge: £2,285.98 per annum, this is paid half yearly

Ground rent: £183 per annum

Tenure: Leasehold

Lease term: 199 years from 1 January 2012.

Construction: Brick with pitched tiled roof. Services: Electric and Water connected.

Broadband/Mobile Coverage: visit:

<https://checker.ofcom.org.uk/engb/broadband-coverage>.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Measurements:

Lounge/Kitchen/Dining Area: 7.3m x 3.6m
Bedroom: 3.6m x 2.4m
Bathroom: 2.9m x 2.5m



Ground Floor

Selling Agents: The Lee, Shaw PARTNERSHIP

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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. https://nigroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf 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.