Wordsley Court High Street, Stourbridge, DY8 5QS







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Hicks Hadley

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LANDLORDS ONLY **TENANT PAYS £725PCM**
A great opportunity to purchase a tenanted two bedroom, first floor apartment in this ever popular location for schools, transport links and access to all local amenities. The property briefly comprises: entrance hall, spacious lounge, fitted kitchen, shower room and two generously sized bedrooms. The property further benefits from: gas central heating, allocated off road parking space to the rear and long lease. EARLY VIEWING HIGHLY RECOMMENDED. EPC: C

Offers In The Region Of £125,000 - Leasehold

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Entrance Hall
With central heating radiator, storage cupboard housing plumbing for automatic washing machine and doors into:

Fitted Kitchen 10'3" x 8'8" (3.135 x 2.665)
Having matching wall and base units with worktops over, double drainer sink unit, integrated under counter fridge, space for fridge freezer, electric double oven, built in gas hob, stainless steel extractor hood, wall mounted Worcester boiler, splash back tiling and double glazed window.

Spacious Lounge 17'9" x 10'4" (5.425 x 3.173)
With central heating radiator, feature fireplace and double glazed window.

Bedroom One 11'2" x 10'5" (3.41 x 3.2)
With central heating radiator and double glazed window.

Bedroom Two 12'1" x 8'9" (3.692 x 2.682)
With central heating radiator and double glazed window.

Shower Room 6'7" x 5'6" (2.03 x 1.7)
Having low flush wc, walk in shower, vanity wash hand basin and double glazed window.

Outside
Front: Pathway to the front entrance with gravelled area and shrubs on either side.

Rear: Secure parking to the rear of the property. A pathway runs through to the back gate with gravelled areas either side leading to hedges along the border.

Agents Note
Council Tax Band: A

EPC: C

We have been informed that the property is leasehold. We have been informed that the lease length is approximately 146 years.

We have been informed that the property has a service charge of £960 per annum.

All main services connected.

Broadband/Mobile coverage- please check on link- //checker.ofcom.org.uk/en-gb/broadband-coverage







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