



**24 Terreno Court,
Amblecote,
Stourbridge, DY8
4FD**

**Offers In The
Region Of £155,000**



**WALTON
&
HIPKISS**

24 Terreno Court
Amblecote
Stourbridge
DY8 4FD



Walton & Hipkiss are delighted to offer this IMMACULATE and MODERN second-floor apartment, situated within the SOUGHT-AFTER Terreno Court development in Amblecote. Offering SPACIOUS and CONTEMPORARY accommodation in a HIGHLY CONVENIENT location, the property is positioned directly on Amblecote High Street, within EASY walking distance of both Stourbridge Town Centre and Wollaston Village. For those who enjoy the outdoors, the nearby canal provides a PEACEFUL setting for SCENIC walks, further enhancing the appeal of this location.

Located at the front of the development, this IMMACULATELY PRESENTED apartment enjoys a MODERN and WELL-MAINTAINED interior. Built within the roof space of the development, the apartment benefits from an ENHANCED sense of space, creating a WELL-PROPORTIONED and INVITING living environment. The accommodation comprises a BRIGHT and SPACIOUS open-plan lounge and dining area, complemented by a MODERN FITTED kitchen with integrated appliances. There is a GENEROUSLY SIZED DOUBLE bedroom, comfortably accommodating a king-size bed, along with a STYLISH and WELL-MAINTAINED bathroom featuring a shower over the bath.

The development is accessed via a SECURE intercom entry system and benefits from WELL-MAINTAINED communal areas. To the rear of the building, there is GATED off-road parking with one ALLOCATED parking space, as well as ADDITIONAL visitor parking available for daytime use. Combining STYLISH, COMFORTABLE, and CONVENIENT living in a POPULAR RESIDENTIAL setting, this property presents an EXCELLENT opportunity for first-time buyers and downsizers.

Lounge Area

20'06" (max) x 11'11" (max)

The room benefits from natural light through a skylight window, complemented by light-coloured walls and wood-effect flooring. The open plan layout leads seamlessly into the kitchen, enhancing the sense of space.

Kitchen

9'07" (max) x 6'06" (max)

Open to the living area, this compact kitchen is fitted with modern grey cabinets and wood-effect work surfaces, arranged in a U-shape for efficient use of space. A skylight window above the brightens the room, while light grey tiled splashbacks complement the subtle décor. The kitchen is equipped with a built-in oven and gas hob, making it a practical yet stylish cooking space.

Bedroom

16'06" (max) x 10'02" (max)

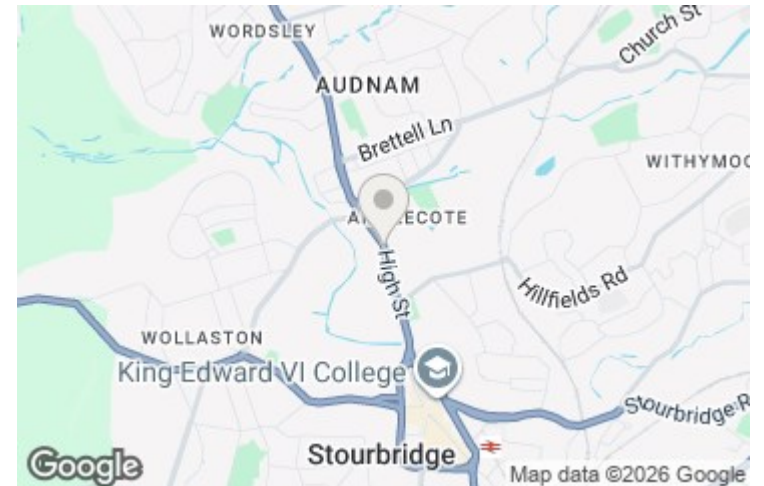
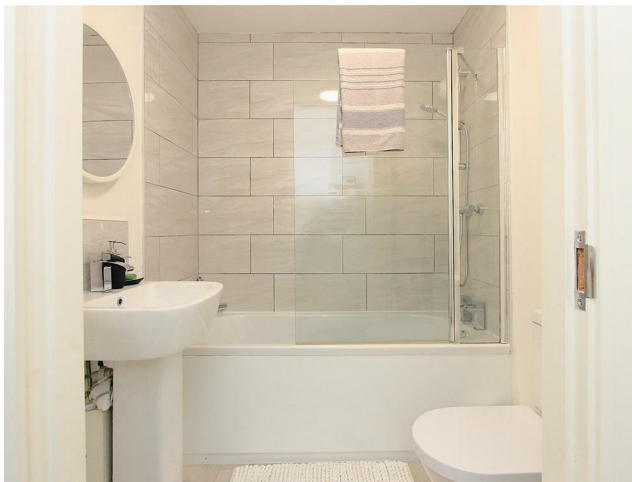
A restful bedroom with soft carpeting and neutral walls, creating a calm atmosphere while a skylight window allows natural light to fill the space, highlighting the simple, clean décor and giving the room a welcoming feel.

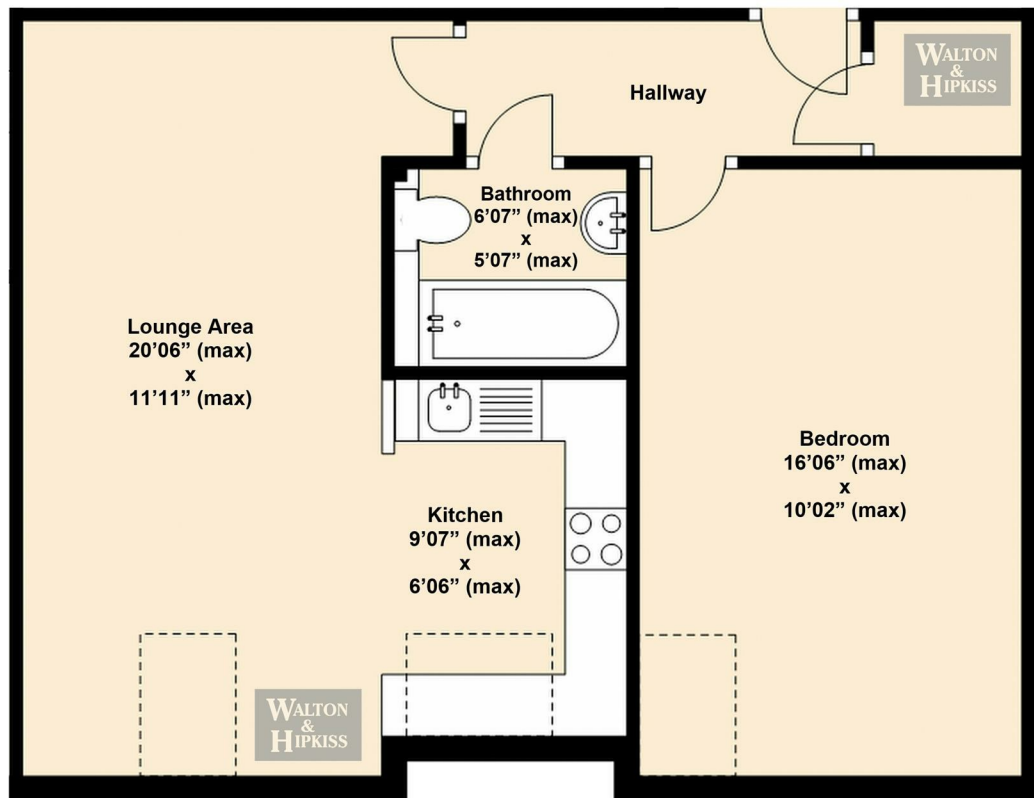
Bathroom

6'07" (max) x 5'07" (max)

This contemporary bathroom is fitted with a white suite including a bath with glass shower screen, a back-to-wall toilet, and a pedestal wash basin. The walls are tiled with large, light stone-effect tiles, creating a clean and fresh look. The room is well lit and designed for practical everyday use with a simple, elegant style.

Council Tax Band: A | EPC Rating: B 144 YEAR LEASE (APPROXIMATELY 138 YEARS REMAINING). SERVICE CHARGE APPROXIMATELY £1,002.36 PER ANNUM. GROUND RENT APPROXIMATELY £250 PER ANNUM. AVAILABLE WITH NO UPWARD CHAIN. CALL US TODAY TO ARRANGE YOUR VIEWING.





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Second Floor

CONTACT

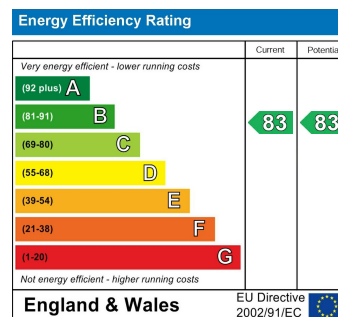
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EPC Rating: B
Council Tax Band: A



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