



Connells

The Broadway
Stourbridge



Property Description

AN IMPRESSIVE FIRST FLOOR FLAT SITUATED IN A MUCH SOUGHT AFTER PART OF NORTON. SET BACK FROM THE ROAD WITH LOVELY GREENERY ALL AROUND THE BLOCK. ALL ROOMS ARE A GOOD SIZE AND WELL PRESENTED. THERE IS COMMUNAL PARKING TO THE REAR AS WELL AS AMPLE STREET PARKING. BALCONY WITH ATTRACTIVE VIEWS.

Entrance

Doors to front and back of block. Security intercom system gives access to communal hallway with stairs off to first floor landing.

Entrance Hallway

Entrance door to the front elevation, radiator and doors to;

Lounge

Double glazed window to the rear elevation and double glazed door leading onto the balcony, feature fireplace and radiator.

Kitchen

Double glazed window to the rear elevation, a range of wall and base units with worksurfaces, inset sink/drain, space for gas cooker with extractor fan and radiator. Provision for further domestic appliances.

Bedroom One

Double glazed window to the rear elevation and radiator.

Bedroom Two

Double glazed window to the front elevation and radiator.

Bathroom

Double glazed window to the rear elevation and suite comprising; bathwith shower over, wash hand basin, wc and radiator rail.

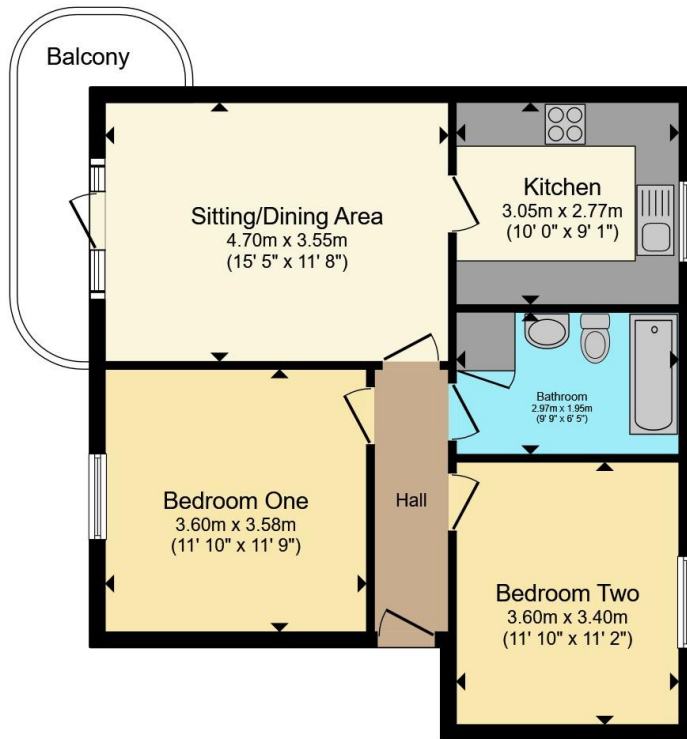
Communal Grounds

Large lawn area to the front with inset pathway to front entrance door. To the rear there is a communal parking and drying area. Access to storage outbuilding for each flat.

Lease Details;

125 years from 17/01/2003 so around 102 years remaining. Service charge is £110 per month and peppercorn ground rent* please call for more information.





Total floor area 60.8 m² (654 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



To view this property please contact Connells on

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: C Council Tax Band: A

Service Charge: Ask Agent Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBR313544

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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