



Connells

Trefoil Gardens
Amblecote Stourbridge



Property Description

A STUNNING, TOP FLOOR APARTMENT IN THE EVER POPULAR TREFOIL GARDENS, TRANSFORMED BY ITS CURRENT OWNER WITH RE-FITTED MODERN KITCHEN, BATHROOM & EN-SUITE. LARGE LOUNGE/DINER & SEPARATE KITCHEN. HUGE MAIN BEDROOM WITH EN-SUITE & FITTED WARDROBES. DOORS TO BALCONY OFF LOUNGE & BEDROOM. AN INTERNAL VIEWING IS ESSENTIAL TO FULL APPRECIATE THE APARTMENT. Trefoil Gardens is handily situated just outside Stourbridge town centre. There are attractive canalside walks very close by.

To The Front

Communal gardens with inset pathway to communal entrance door. Ample visitor parking spaces and security gates to parking area for this apartment. .

Communal Hallway

Security intercom system leads into communal hallway with stairs off and door to parking area.

Hallway

Front door gives access to hallway with doors to bedrooms, bathroom and kitchen.

Lounge

Double glazed window to front elevation, and double glazed side door to balcony.

Kitchen

Double glazed window to side elevation, a range of wall base units. Work surfaces incorporating sink unit, integral oven and hob with extractor fan above. Integral fridge freezer, automatic washing machine and provision for further domestic appliances.

Bedroom One

Double glazed window and door to front elevation. Radiator and fitted wardrobes. Door to;

En-Suite Shower Room

Enlarged en-suite comprises towel rail radiator, shower cubicle, wash hand basin and low flush wc. Part tiled walls.

Bedroom Two

Double glazed window to front elevation, radiator and fitted wardrobes.

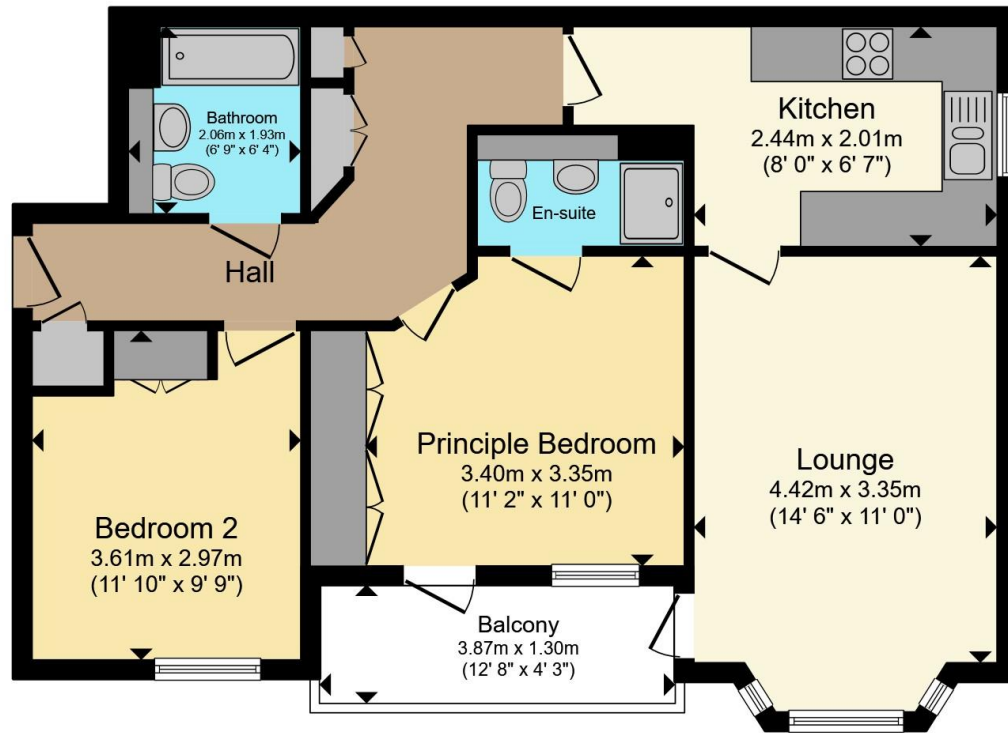
Bathroom

Towel rail radiator, paneled bath, wash hand basin and low flush wc.

Lease Details

125 year lease from 01/01/2006.
Service charge approx £1695
Ground rent £252.
Buyer are advised to seek confirmation from their conveyancers.





Total floor area 67.0 m² (721 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

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11B St. Johns Road
STOURBRIDGE DY8 1EJ

EPC Rating:
Awaited

Council Tax
Band: A

Service Charge:
1652.00

Ground Rent:
252.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBR313555

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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: SBR313555 - 0003