



The
LEE, SHAW
Partnership

14 Marshall Crescent
Wordsley



BEAUTIFULLY PRESENTED APARTMENT

Situated on the top floor this spacious and beautifully presented 2 bedroom Apartment offers a perfect blend of comfort, privacy and stylish living.

Marshall Crescent is located on the popular former 'Wordsley Hospital' estate and is conveniently situated for public transport links, amenities and local schools.

With electric heaters, UPVC double glazing and accommodation comprising; Communal Entrance, Entrance Hall, Lounge/Dining Room, Kitchen, Bedroom 1, En-suite Shower Room, Bedroom 2, Bathroom and allocated parking space.

OVERALL, AN IDEAL PROPERTY FOR A FIRST TIME BUYER/INVESTOR. WITH STYLISH LIVING ACCOMMODATION THROUGHOUT, VIEWING IS HIGHLY RECOMMENDED!



STYLISH LOUNGE/DINER

The Communal Entrance has a secure intercom system at the door.

On Entrance to the property, the Entrance Hall has 2 useful storage cupboards, loft access and doors to;

The spacious Lounge benefits from a dual aspect, allowing for ample natural light. It also features two Juliet balconies with French doors, offering a pleasant outlook and 2 electric heaters. In addition, there is space to accommodate a Dining Area.

The modern Kitchen is fitted with wall and base cupboards, worktops with upstands, inset sink and drainer, electric hob with extractor fan above and oven. There is space for additional appliances.





BEDROOM 1 WITH EN-SUITE

There are 2 double Bedrooms, Bedroom 1 features built in wardrobes and en-suite Shower Room. The Shower Room comprises; wc, pedestal sink, shower cubicle, electric heater, wall mounted storage and tiled walls.

The house Bathroom has a white suite comprising; wc, pedestal sink, bath, electric heater and is partly tiled walls.

There is 1 allocated parking space with visitor spaces available.

Service charge: £1,234.99 per annum

Ground Rent: £250 per annum

Lease term: 125 years commencing the 1st April 2009

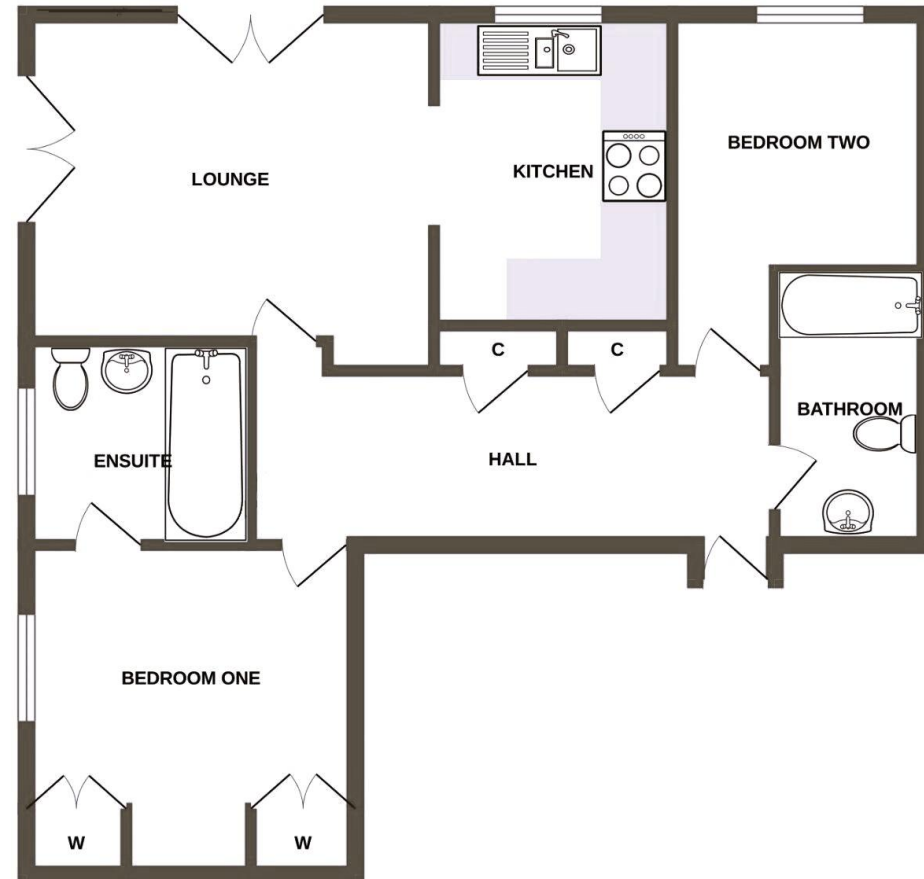
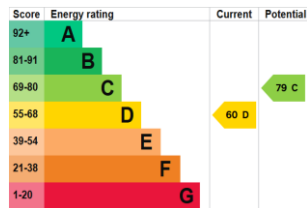
Tenure: Leasehold

Construction: Brick with pitched tiled roof.
Services: All main services are connected.
Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

Council Tax Band: A



Measurements:
 Lounge/Diner: 4.2m x 4.2m
 Kitchen: 3.0m x 2.1m
 Bedroom 1: 4.0m x 3.2m
 En-suite: 2.0m x 1.3m
 Bedroom 2: 2.9m x 2.8m
 Bathroom: 2.0m x 1.7m



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VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com
www.leeshaw.com

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, 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.