



The
LEE, SHAW
Partnership

8 The Old Pump House
Stourbridge Road, Stourbridge DY9 7BX



Spacious 1st Floor Apartment

This modern 2 Bedroom, 1st Floor Apartment forms part of this purpose built block originally constructed in 2007 to an architecturally striking/distinct style with character, yet offering contemporary modern living, benefitting from a Communal Garden, Resident Car Park with allocated space and is well placed for amenities in Stourbridge & Lye, each with train station, ideal for commuting.

The Apartment is genuinely spacious and internal inspection is essential to fully appreciate.

There is UPVC double glazing and heating is electric serving a wet system with conventional radiators.

Briefly comprising: Hall, L shaped Lounge/Dining Room, Breakfast Kitchen, 2 Double Bedrooms and Bathroom including shower cubicle.

OVERALL, A LARGER THAN AVERAGE APARTMENT, CONVENIENTLY LOCATED AND AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Communal Entrance with secure entry door system and with stairs to 1st and 2nd Floor Landings.

This self-contained Apartment is located on the 1st Floor.

Reception Hall with radiator, entry phone, Airing Cupboard and doors to:

Bedroom 1 with front UPVC double glazed window, radiator and 2 double built-in wardrobes.





No onward chain

Bedroom 2 with UPVC double glazed front window, radiator and built-in wardrobe.

There is a large L-shaped Lounge/Dining Room with UPVC double glazed window to front, UPVC double glazed doors to Juliet balcony rail, radiator and wide opening to:

Breakfast Kitchen having a range of wall/base cupboards, worktops, tiled splashbacks, built-in oven, ceramic hob with cooker hood over, AEG freestanding washing machine, tall cupboard with integrated fridge freezer, sink and mixer tap, integrated slimline dishwasher, table space, UPVC double side window, radiator and tiled floor.



Bathroom having a white suite including bath with tiled splashback, pedestal basin with tiled splashback, WC, step to tiled shower cubicle with screen door, chrome ladder radiator, wall mirror and extractor fan.

There is a communal Garden.

There is a Resident Car Park with one allocated parking space, together with visitor parking.



Tenure: Leasehold subject to a 150 Year Lease from 1st January, 2007. There are Rent Review provisions within the Lease commencing from the 1st January 2031 for the ensuing 25 years and for each subsequent period of 25 years.

The Service Charge is payable half yearly 6 months in advance. The charge for the period 1.4.2026 to 30.9.2026 was £820.30 Payable to The Old Pump House Management Company Limited. Each owner is a Director.



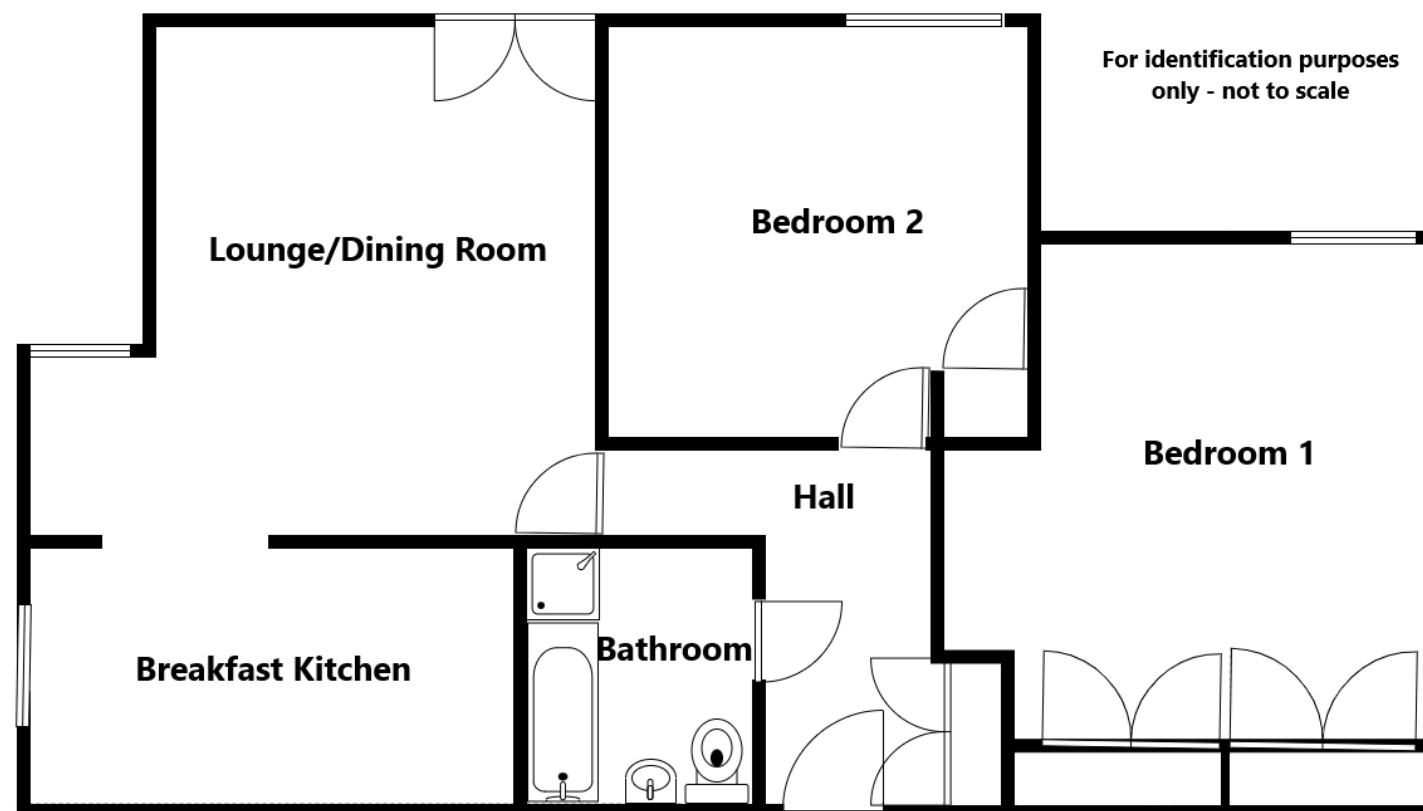
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hall
Bedroom 1: 13'9" x 12'1" (4.20m x 3.60m)
Bedroom 2: 12'5" x 9'4" (3.79m x 2.86m)
Lounge/Dining Room: 16'6" max x 16'2" max (5.04m x 4.93m)
Breakfast Kitchen: 11'8" x 8'3" (3.57m x 2.52m)
Bathroom: 8'5" x 8'4" (2.55m x 1.97m)



FLOOR PLANS

Construction: brick with a pitched tiled roof. Services: Mains Water, Electricity & Drainage are connected. There is no Gas. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band A.

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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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.