Connells

Trefoil Gardens
Amblecote Stourbridge

Trefoil Gardens
Amblecote Stourbridge DY8 4DB

for sale
£170,000

Property Description

SITUATED ON THE EVER POPULAR TREFOIL GARDENS VERY NEAR STOURBRIDGE TOWN CENTRE. VERY WELL PRESENTED THROUGHOUT AND A CREDIT TO ITS CURRENT OWNER. SITUATED TO THE REAR OF THE DEVELOPMENT WITH ALLOCATED PARKING SPACE VISIBLE FROM THE APARTMENT & BEYOND THE SECURITY GATED INNER COURTYARD.

Approach

There is allocated parking to the rear of the building accessed via security gates.

Entrance Hallway

The entrance door leads into the hallway with radiator, intercom system and doors to;

Lounge/Diner

Double glazed bay window to the front elevation, two radiators and spotlights to ceiling.

Kitchen

Double glazed window to the rear elevation, a range of wall and base units, worksurfaces with inset stainless steel sink/drainer, electric oven, gas hob and extractor hood, recently replaced boiler and washing machine.

Bedroom One

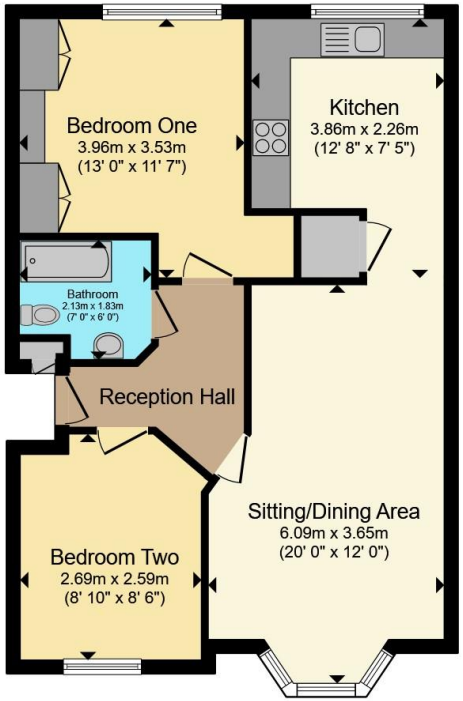
Double glazed window to the rear elevation, fitted wardrobes and radiator.

Bedroom Two

Double glazed window to the front elevation and radiator.

Bathroom

Part tiled with suite comprising; bath, power shower, wash hand basin,wc,extractor fan and radiator.



Floor Plan

Total floor area 62.2 m² (669 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

Connells

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: B

Council Tax Band: A

Service Charge: 1695.56

Ground Rent: 252.60

Tenure: Leasehold

view this property online connells.co.uk/Property/SBR313363

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.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.