

# HUNTERS<sup>®</sup>

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## Monarch Way Apartments

Old Wharf Road, Stourbridge, DY8 4FQ



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Offers In The Region Of £210,000



## Front of The Property

With allocated and visitor parking, canal-side pathways, outdoor lighting, EV charging point, bin stores, double glazed door with intercom leading to communal entrance hall with stairs leading to first and second floors.

## Communal Hall

With double glazed door and intercom leading from the front of the property, stairs to first and second floors and further door to entrance hall.

## Entrance Hall

With a door leading from communal hall, doors to various rooms, space for dresser, recessed spotlights, video intercom and a central heating radiator.

## Kitchen Living Dining Room

21'10" x 13'3" (6.68m x 4.05)

With a door leading from entrance hall, fitted with a range of high quality matching wall and base units, worksurfaces with matching upstands, stainless steel sink and drainer, integrated eye-level oven and grill, separate gas hob with cooker hood over, integrated fridge freezer, dishwasher, combi washer dryer, under cupboard lighting, space for seating and dining, recessed spotlights, double glazed window to side, further double glazed window and door leading to balcony and two central heating radiators.

## Bedroom One

15'1" x 10'4" max (4.62 x 3.15 max)

With doors leading from entrance hall and en suite, double glazed window and door leading to balcony and a central heating radiator.

## En Suite

With a door leading from bedroom one, shower cubicle with shower over, WC, wash hand basin, tiled floor and walls, recessed spotlights, extractor and a central heating radiator.

## Bedroom Two

13'2" x 7'1" (4.02m x 2.17m)

With a door leading from entrance hall, double glazed window to side and a central heating radiator.

## Bathroom

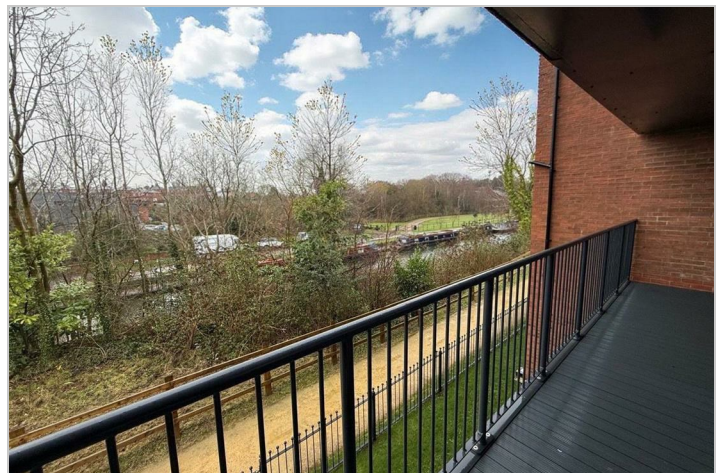
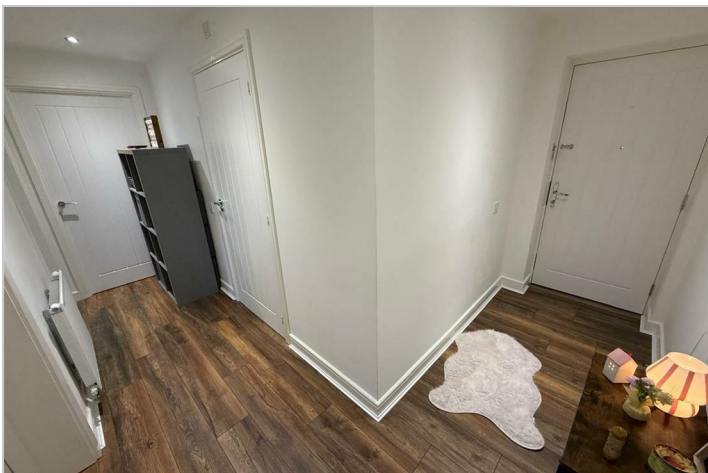
With a door leading from entrance hall, bath with shower over, shower screen, WC, wash hand basin, part tiled walls, recessed spotlights, extractor, tiled floor and a central heating radiator.

## Balcony

With double glazed doors leading from kitchen living dining room and bedroom one, space for seating, outside lighting and views over adjacent canal.

## Outside

With access directly from the apartments communal entrance hall to well kept communal grounds and easy access into Stourbridge Town Centre.



## Road Map



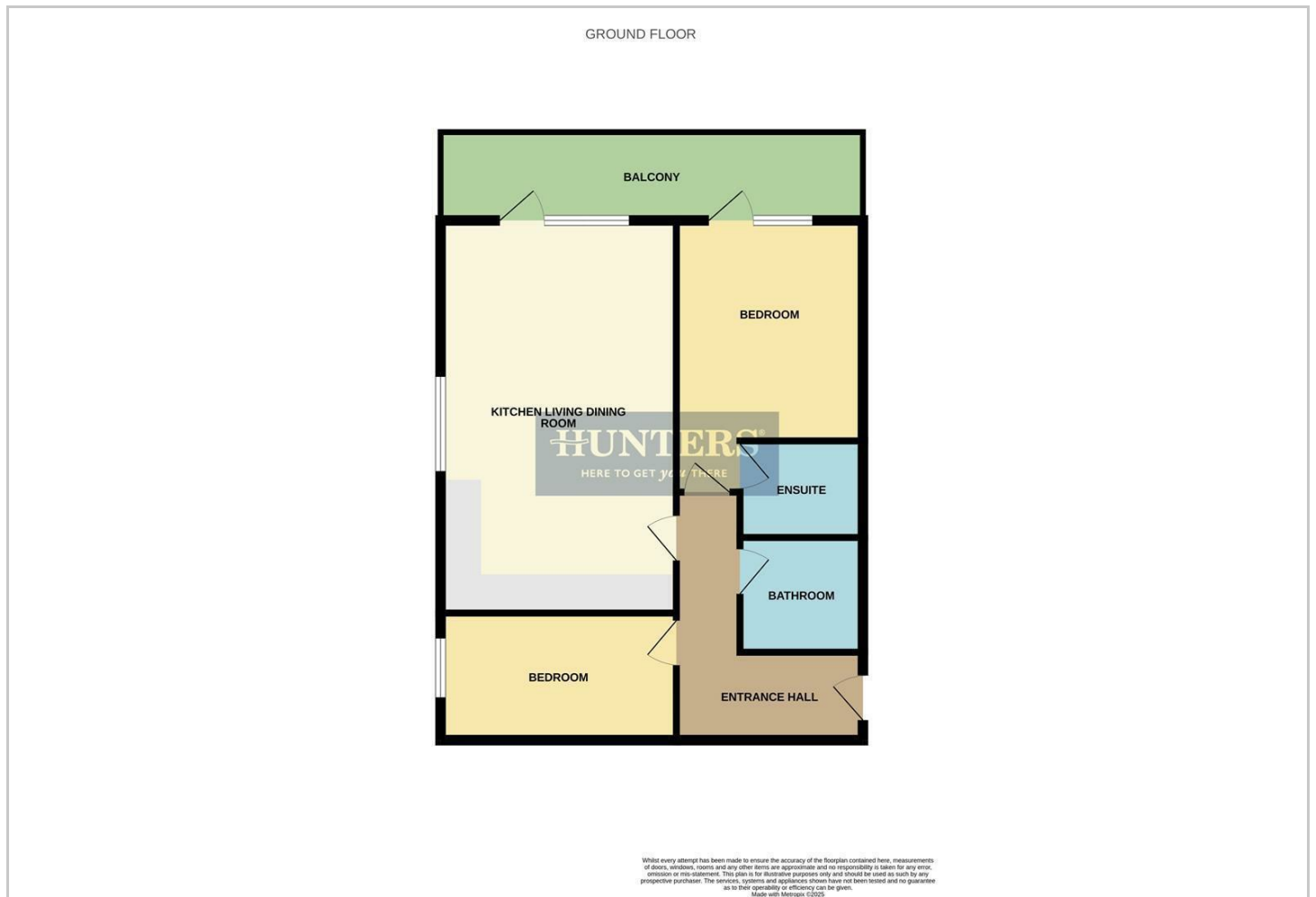
## Hybrid Map



## Terrain Map



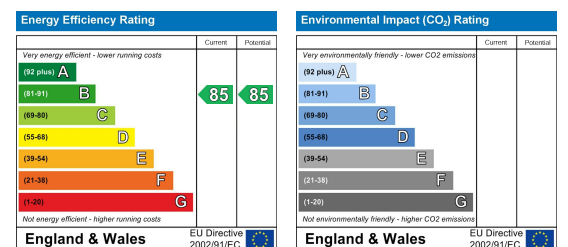
## Floor Plan



## Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.