



Connells

Holly Bush Lane
Amblecote Stourbridge



Property Description

AN IMMACULATE FIRST FLOOR FLAT. FOR SALE WITH A SHARE OF THE FREEHOLD. TRANSFORMED BY ITS CURRENT OWNERS & READY TO MOVE INTO. SITUATED AT THE HEAD OF A CUL-DE-SAC OCCUPYING A CORNER POSITION WITH DRIVEWAY & DETACHED GARAGE TO SIDE. THIS FLAT REALLY IS SOMETHING THAT NEEDS TO BE SEEN TO BE BELIEVED!!! STOURBRIDGE TOWN CENTRE IS VERY CLOSE BY.

To The Front

Private driveway leading to garage and gate into side passageway to front door.

Entrance Hall

Composite front door gives access to small hall with stairs off to;

Landing

Double glazed window to side elevation and doors to all rooms.

Open Plan Lounge & Kitchen:

Lounge Area

Double glazed window to rear elevation, radiator and fireplace.

Kitchen Area

Double glazed window to rear elevation, a range of wall and base units. Work surfaces incorporating sink unit and providing breakfast bar. Space for cooker, plumbing for automatic washing machine and provision for further domestic appliances.

Bedroom One

Double glazed window to front elevation and radiator.

Bedroom Two

Double glazed window to front elevation and radiator.

Shower Room

Double glazed window to side elevation, radiator, shower cubicle, pedestal wash hand basin and low flush wc.

Detached Garage

Up and over garage door to front, power and lighting. Door giving access to rear garden.

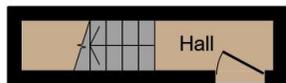
Rear/Side Garden

Fully enclosed garden, low maintenance and laid mainly to gravel.

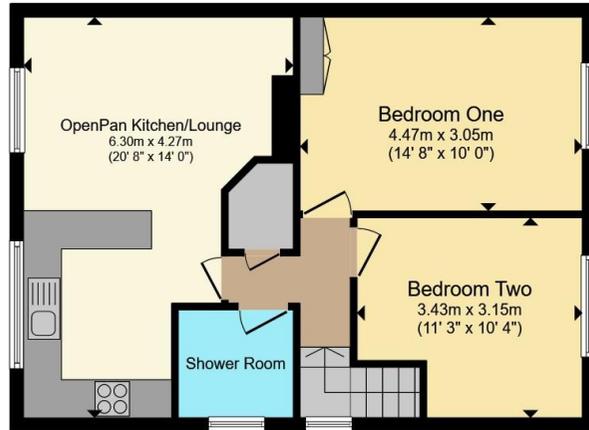
Agents Note

Agents Note: The property is held on a leasehold title (999years from 29/09/1961) with the buyer benefitting from a Share of the Freehold with the other leaseholder (ground floor flat). We would ask that enquiries are raised in regard to this type of transaction through your conveyancer and seek confirmation of lending ability before proceeding.

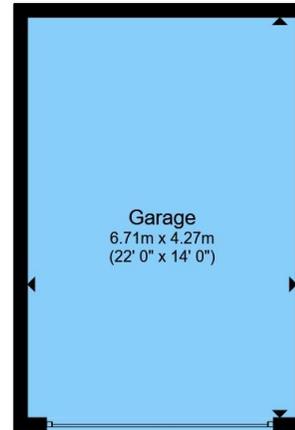




Ground Floor



First Floor



Garage



Total floor area 85.8 m² (923 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: C Council Tax
Band: A

view this property online connells.co.uk/Property/SBR313364

Tenure: Freehold



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.

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Property Ref: SBR313364 - 0004