

# HUNTERS®

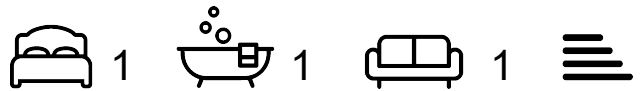
HERE TO GET *you* THERE



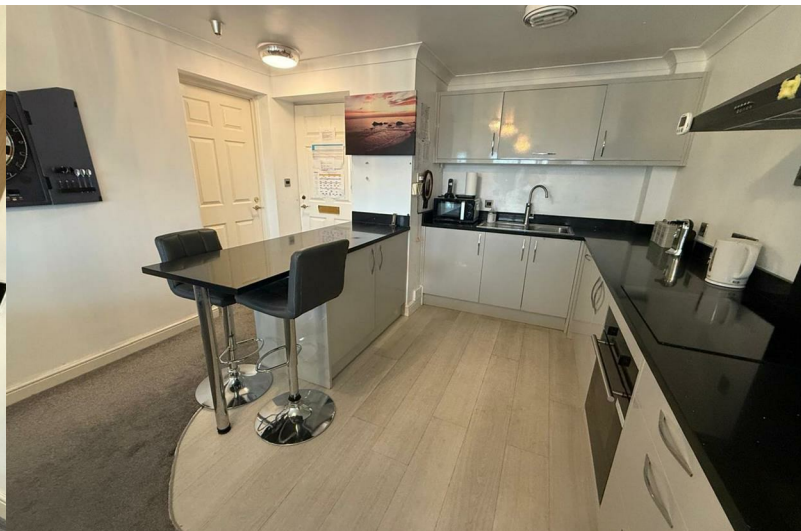
## Austcliffe Lane

Cookley, DY10 3RT

£875 Per Month



Council Tax: D



# 31 Westley Court Austcliffe Lane

Cookley, DY10 3RT

£875 Per Month



## Open Plan Kitchen Living Room

22'3" x 12'1" (6.8 x 3.7)

With a door leading from the communal entrance hall this lovely open plan room has double glazed sliding doors and a Juliet balcony with stunning far reaching views. The kitchen is open plan and has been fitted with a range of modern wall and base units, granite work surfaces with matching up stands, integrated electric oven and hob with stainless steel cooker hood above, integrated fridge, freezer, dishwasher and washing machine, stainless steel sink drainer, two electric heaters, two double glazed windows to the rear and doors leading to the shower room and bedroom.

## Bedroom

16'0" x 9'10" (4.9 x 3)

With a door leading from the open plan living this spacious bedroom has fitted wardrobes, double glazed window to the rear and a door leading to the shower room.

## Shower Room

With doors leading from the bedroom and open plan living, this modern fitted shower room has a walk in shower, WC and wash hand basin set into vanity.

## Lease Information

There is 164 years left on the current lease. We understand the Service Charge is currently £372.26 per month which covers 24hour security including day and night porters, CCTV security systems, water rates, buildings insurance, exterior window cleaning, lifts, garden maintenance, fire alarms, management and maintenance of the heating, internal corridors, common parts, residents lounge, dining areas etc. The Solicitor acting for any purchaser should be asked to confirm full details.





Road Map



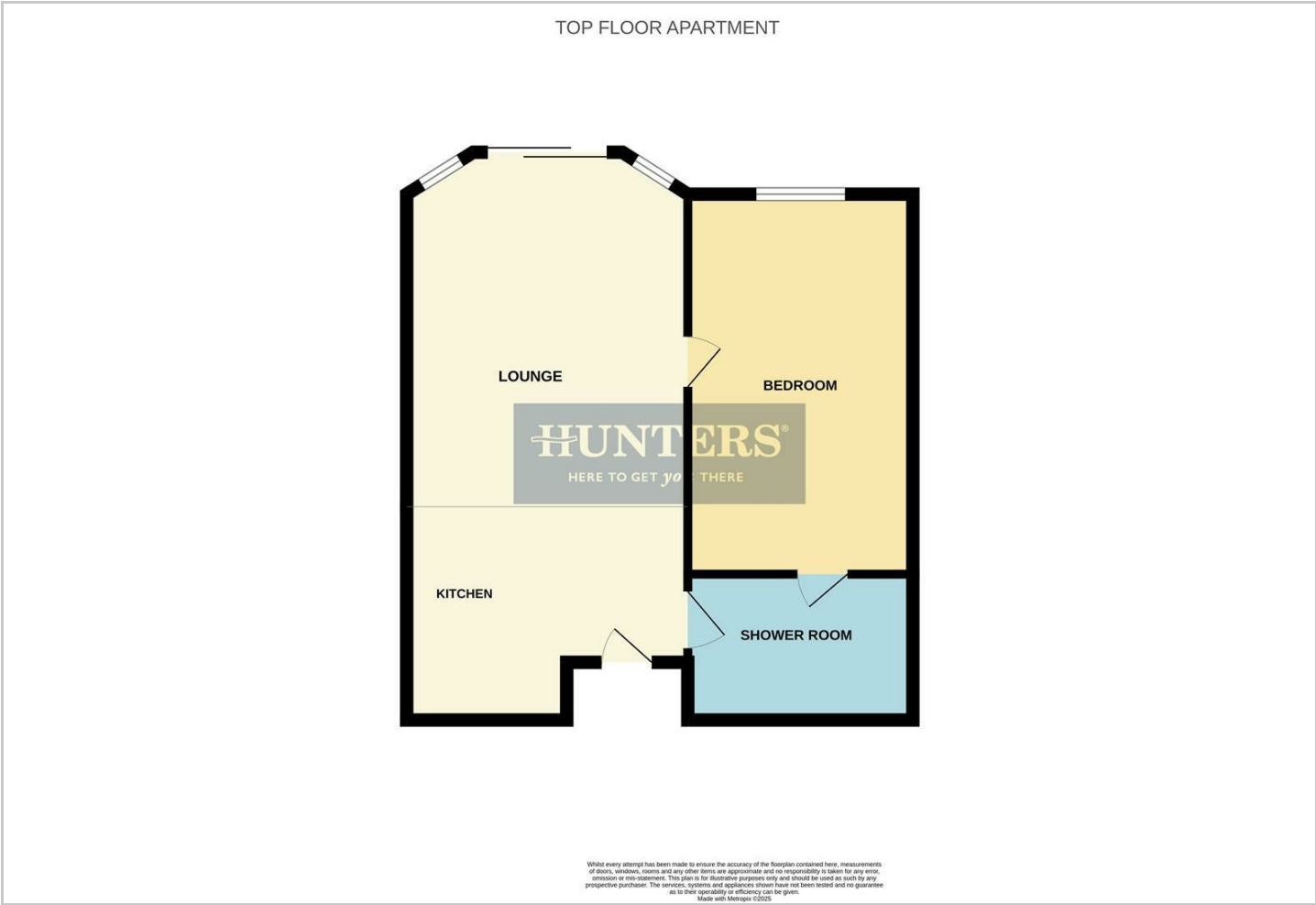
Hybrid Map



Terrain Map



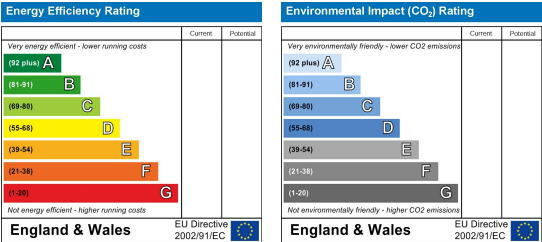
Floor Plan



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.