

HUNTERS®

HERE TO GET *you* THERE



Marshall Crescent

Stourbridge, DY8 5TA

£130,000



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FRONT OF THE PROPERTY

Forming part of the 'Heritage Buildings' Union Lodge is accessed via Marshall Crescent. This beautiful apartment benefits from having a self contained entrance and a private front door which leads to an inviting hallway.

ENTRANCE HALL

With a door leading from the front of the property, wood effect laminate flooring, electric heater, useful storage cupboard and stairs leading to the first floor landing.

LANDING

With stairs leading from the hall, doors to various rooms and two doors leading to a storage area which provides space for an appliance.

OPEN PLAN LIVING ACCOMMODATION

13'3" x 17'4" (4.04 x 5.28)

With a door leading from the landing this open plan living area has a fitted kitchen with a range of wall and base units, work surfaces with matching up stand, stainless steel sink and drainer, integrated electric oven and electric hob with stainless steel cooker hood over, plumbing for a washing machine and space for a fridge. With space for a breakfast table this cosy room also has two double...

BEDROOM

12'0" x 13'3" (3.66 x 4.04)

With a door leading from the landing, double glazed sash window to the front and an electric heater.

SHOWER ROOM

With a door leading from the landing this modern re fitted shower room has a shower cubicle with

waterfall shower and separate shower attachment, WC, wash hand basin set into vanity unit, chrome heated towel rail, tiled flooring, shaver point and an extractor fan.

PARKING

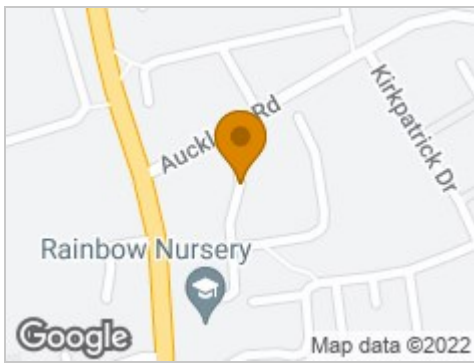
The property comes with one allocated parking space and further visitors spaces.

TENURE

We have been advised by the owner that there was 199 years on the lease from 1st January 2012, so there will be 189 years left on the lease to date. The ground rent is £200 per year and Service Charges are approximately £1012 per year.



Road Map



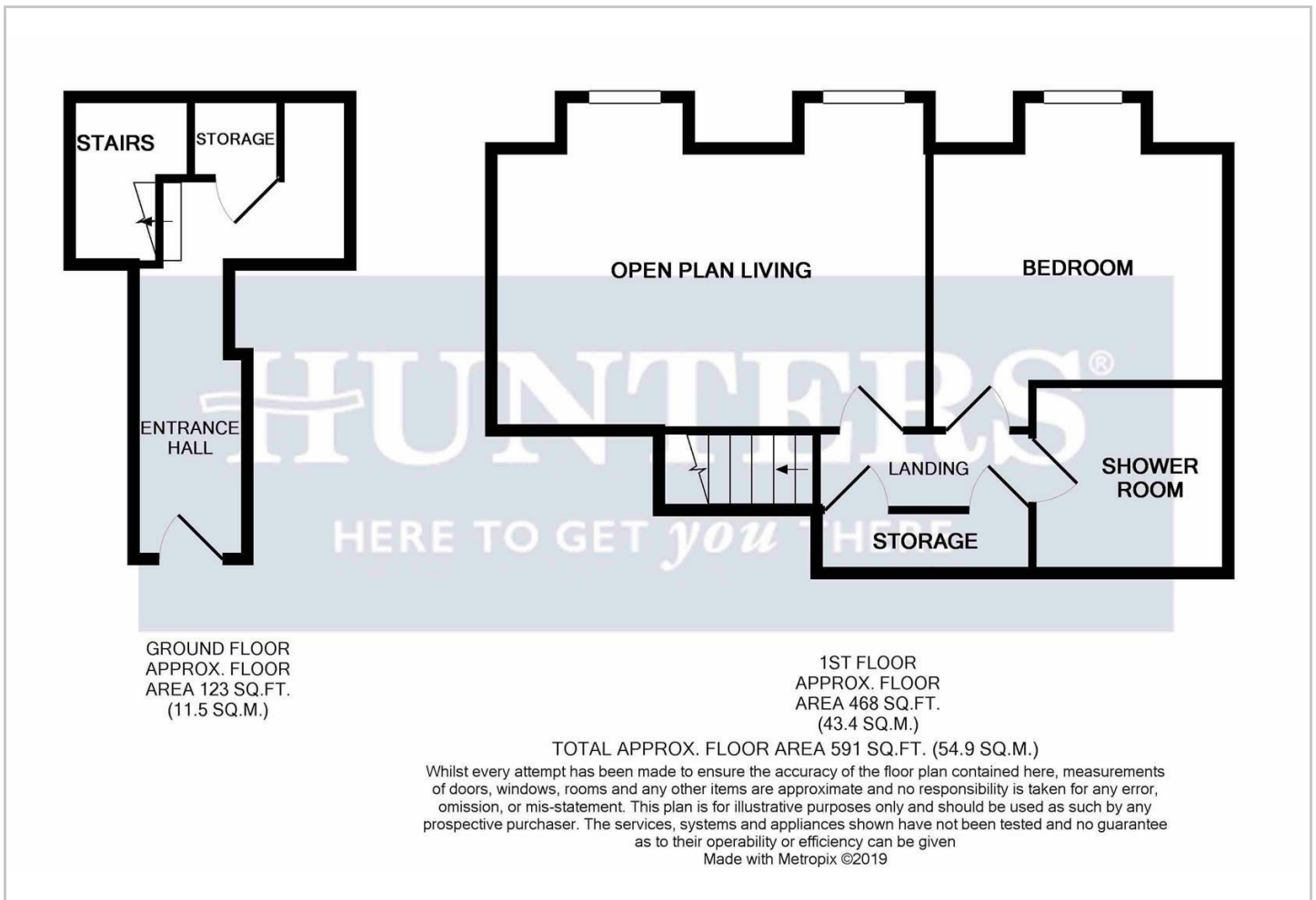
Hybrid Map



Terrain Map



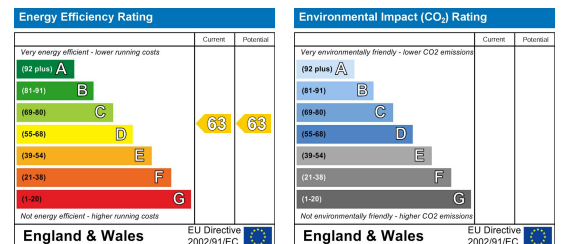
Floor Plan



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.