

24 Terreno Court, Amblecote, Stourbridge, DY8 4FD

Offers In The Region Of £150,000







WALTON & HIPKISS

24 Terreno Court
Amblecote
Stourbridge
DY8 4FD

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Walton & Hipkiss are delighted to offer this IMMACULATE and MODERN second-floor apartment, situated within the SOUGHT-AFTER Terreno Court development in Amblecote. Offering SPACIOUS and CONTEMPORARY accommodation in a HIGHLY CONVENIENT location, the property is positioned directly on Amblecote High Street, within EASY walking distance of both Stourbridge Town Centre and Wollaston Village. For those who enjoy the outdoors, the nearby canal provides a PEACEFUL setting for SCENIC walks, further enhancing the appeal of this location.

Located at the front of the development, this IMMACULATELY PRESENTED apartment enjoys a MODERN and WELL-MAINTAINED interior. Built within the roof space of the development, the apartment benefits from an ENHANCED sense of space, creating a WELL-PROPORTIONED and INVITING living environment. The accommodation comprises a BRIGHT and SPACIOUS open-plan lounge and dining area, complemented by a MODERN FITTED kitchen with integrated appliances. There is a GENEROUSLY SIZED DOUBLE bedroom, comfortably accommodating a king-size bed, along with a STYLISH and WELL-MAINTAINED bathroom featuring a shower over the bath.

The development is accessed via a SECURE intercom entry system and benefits from WELL-MAINTAINED communal areas. To the rear of the building, there is GATED off-road parking with one ALLOCATED parking space, as well as ADDITIONAL visitor parking available for daytime use. Combining STYLISH, COMFORTABLE, and CONVENIENT living in a POPULAR RESIDENTIAL setting, this property presents an EXCELLENT opportunity for first-time buyers and downsizers.

Lounge Area

20'06" (max) x 11'11" (max)
The room benefits from natural light through a skylight window, complemented by light-coloured walls and wood-effect flooring. The open plan layout leads seamlessly into the kitchen, enhancing the sense of space.

Kitchen

9'07" (max) x 6'06" (max)
Open to the living area, this compact kitchen is fitted with modern grey cabinets and wood-effect work surfaces, arranged in a U-shape for efficient use of space. A skylight window above the brightens the room, while light grey tiled splashbacks complement the subtle décor. The kitchen is equipped with a built-in oven and gas hob, making it a practical yet stylish cooking space.

Bedroom

16'06" (max) x 10'02" (max)
A restful bedroom with soft carpeting and neutral walls, creating a calm atmosphere while a skylight window allows natural light to fill the space, highlighting the simple, clean décor and giving the room a welcoming feel.

Bathroom

6'07" (max) x 5'07" (max)
This contemporary bathroom is fitted with a white suite including a bath with glass shower screen, a back-to-wall toilet, and a pedestal wash basin. The walls are tiled with large, light stone-effect tiles, creating a clean and fresh look. The room is well lit and designed for practical everyday use with a simple, elegant style.

Anti-Money Laundering Regulations

In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf. Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically. A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards. Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction. Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.

Council Tax Band: A | EPC Rating: B 144 YEAR LEASE (APPROXIMATELY 138 YEARS REMAINING). SERVICE CHARGE APPROXIMATELY £1,002.36 PER ANNUM. GROUND RENT APPROXIMATELY £250 PER ANNUM. AVAILABLE WITH NO UPWARD CHAIN. CALL US TODAY TO ARRANGE YOUR VIEWING.








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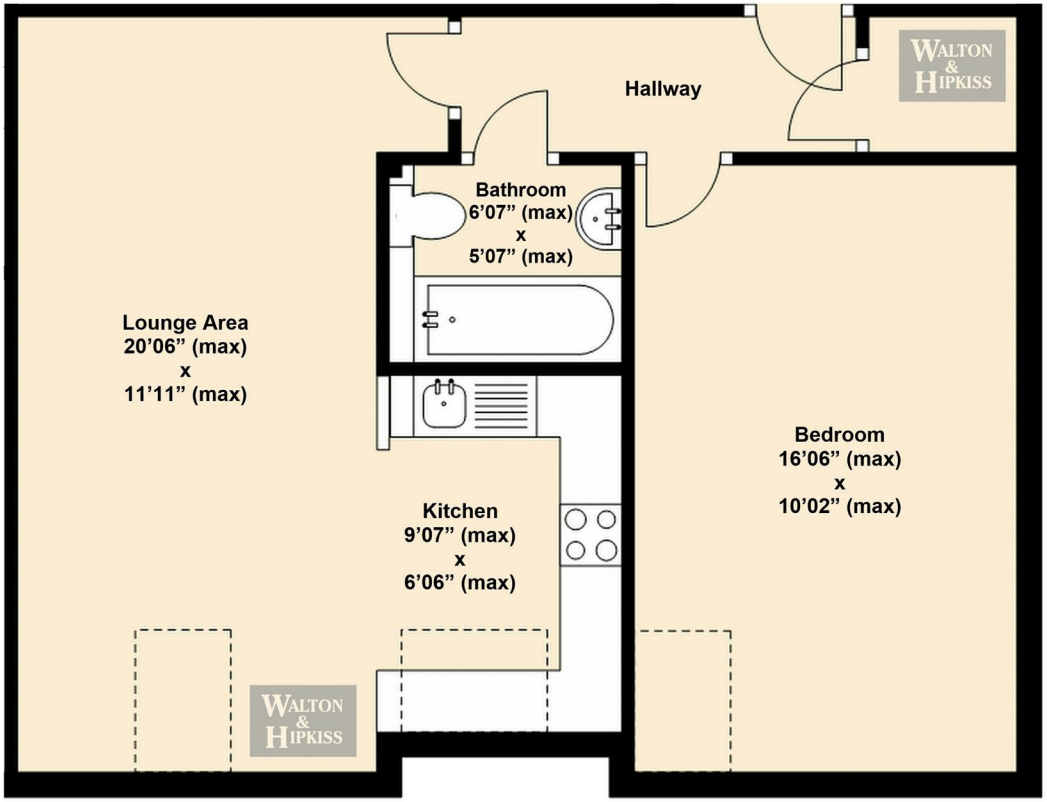

Second Floor

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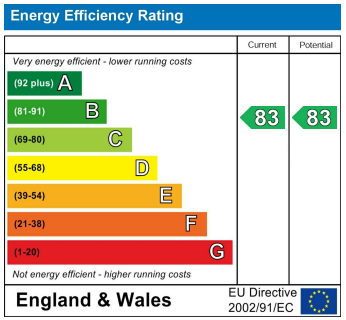
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



EPC Rating: B
Council Tax Band: A

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