



Flat 11 Stuarts
Court Worcester
Road, Hagley,
Stourbridge,
Worcestershire,
£185,000



**WALTON
&
HIPKISS**

Flat 11 Stuarts Court
Worcester Road
Hagley
Stourbridge
DY9 0NG



This inviting two bedroom ground floor apartment offers a superb opportunity for a couple or professionals seeking a convenient and comfortable lifestyle in the highly desirable village of Hagley.

Step inside to discover a well presented home that combines practical living with a welcoming atmosphere. The spacious living and dining room is perfect for relaxation and entertaining, complete with a charming feature of an electric fireplace. The contemporary kitchen is thoughtfully designed, offering both functionality and style for everyday cooking.

Two comfortable bedrooms provide versatile accommodation, whether for a primary bedroom and a guest room or a dedicated home office. The modern shower room ensures convenience and a fresh aesthetic.

Tenure (Leasehold). – References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 62 years remaining on the lease and a service charge of £1,190 per annum. A buyer is advised to obtain verification from their solicitor.

Sitting Room

18'08" x 11'03"

This spacious sitting room offers a bright and welcoming space with ample room for both relaxation and entertaining. It flows conveniently to the entrance area, creating a natural welcome into the heart of the home.

Kitchen

11'01" x 7'09"

The kitchen provides a practical layout with sufficient space for cooking and storage, positioned just off the

sitting room for ease of access. It includes a window to the outside, allowing natural light to brighten the space.

Bedroom 1

11'03" x 10'00"

Bedroom 1 is a comfortable double room featuring a generous floor area that accommodates a variety of furniture arrangements, served by a window which brings in ample daylight.

Bedroom 2

9'11" x 7'08"

This well-proportioned bedroom offers a versatile space, suitable for use as a second bedroom or a study. It is naturally lit by a window to the exterior.

Bathroom

7'00" x 5'06"

The bathroom is compact yet functional, fitted with the essential suite that maximises the available space. It is positioned conveniently between the bedrooms for easy access.





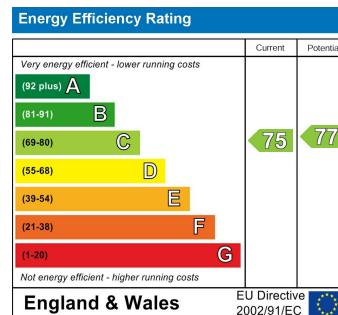


Ground Floor

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IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale. 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: C
Council Tax Band: D



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