

# Grove.

FIND YOUR HOME



Flat 2 The Courthouse, Victoria Street  
Stourbridge,  
West Midlands  
DY8 1SP

Offers In The Region Of £230,000





Located in the very heart of Stourbridge, this beautifully presented top-floor apartment forms part of an exclusive 2020 conversion, offering modern, spacious and luxurious living. Designed with contemporary lifestyles in mind, the property showcases high-quality finishes throughout, including integrated name-brand appliances, durable Amtico flooring and smart electric radiators.

Unlike many apartments within the development, this property benefits from its own private entrance hall with stairs rising to the first floor, rather than a shared communal hallway. Once inside, the apartment is flooded with natural light thanks to impressive full-length windows. The open-plan living area is ideal for both relaxing and entertaining, with the Symphony kitchen seamlessly integrated and complemented by a Juliet balcony. The apartment offers two well-proportioned bedrooms, both thoughtfully laid out and serviced by a sleek bathroom.

Set within a secure, gated development, the property further benefits from allocated communal parking and eco-friendly solar panels, improving energy efficiency and reducing running costs. With its central location, modern specification and low-maintenance appeal, this exceptional apartment is sure to attract strong interest from professionals, first-time buyers and downsizers alike. JH 19/12/2025 EPC=A













### Approach

Via an intercom gated communal area shared with four apartment blocks, with tarmac driveway to a block paved allocated parking space, visitor parking and additional electric vehicle charging. Additional communal amenities include bike shed, smoking shelter and eco-friendly solar panels for improved energy efficiency. A footpath provides access into:

### Private entrance

Double glazed obscured front door into entrance hall having electric storage radiator, stairs to first floor accommodation.

### Landing

Double glazed window to side, double glazed doors to Juliet balcony to rear, electric storage heater, loft access and doors to open plan lounge diner and kitchen, doors into two bedrooms and bathroom.

### Open plan living area 12'9" x 20'0" (3.9 x 6.1)

Double glazed doors to Juliet balcony, double glazed window to rear, two electric storage heaters, high gloss wall and base units with wood effect surface over, one and a half bowl sink with mixer tap and drainer, integrated oven and grill, induction hob, extractor, integrated fridge freezer, integrated washer dryer and integrated dishwasher.

### Bedroom one 10'9" min 14'1" max x 7'6" min 10'9" max (3.3 min 4.3 max x 2.3 min 3.3 max)

Double glazed window to front, electric storage heater, fitted wardrobes with sliding doors, further storage cupboard with stair bulk head, second cupboard housing water cylinder.







Bedroom two 10'5" x 10'2" (3.2 x 3.1)

Double glazed window to front, electric storage heater.

#### Bathroom

Double glazed obscured window to front, electric towel rail, vanity style wash hand basin with mixer tap, w.c., bath with monsoon shower head over, complementary tiling to walls, inset ceiling light points.

#### Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. The lease is 250 years from 1st April 2020. The quarterly service charge is £178.82.

#### Council Tax Banding

Tax Band is to be confirmed.

#### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

#### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.