



Connells

Malvern Avenue  
Stourbridge



### Property Description

A GREAT OPPORTUNITY TO PURCHASE A HUGE TOP FLOOR(FIRST FLOOR) FLAT IN STOURBRIDGE. AVAILABLE WITH NO UPWARD CHAIN DELAY. REFURBISHED THROUGHOUT & READY TO MOVE INTO.- Malvern Avenue is situated on the New Farm estate in Stourbridge with a school very close by and a short distance from Stourbridge town centre.

### To The Front

Communal front garden with inset pathway leading to entrance with security intercom system.

### Communal Hallway

Stairs off to first floor landing, door to rear garden and drying area.

### Hallway

Front door gives access to hallway with radiator and doors to all rooms.

### Lounge

Two double glazed windows to front elevation, fireplace and radiator.

### Bedroom One

Double glazed window to front elevation and radiator.

### Bedroom Two

Double glazed window to front elevation and radiator.

### Kitchen

Double glazed window to rear elevation and radiator. Wall and base units. Work surfaces incorporating stainless steel sink unit.

Plumbing for automatic washing machine. Airing cupboard housing boiler.

### Bathroom

Double glazed window to side elevation and radiator. Paneled bath, wash hand basin and low flush w/c. Part tiled walls.

### To The Rear

Large paved area to rear.

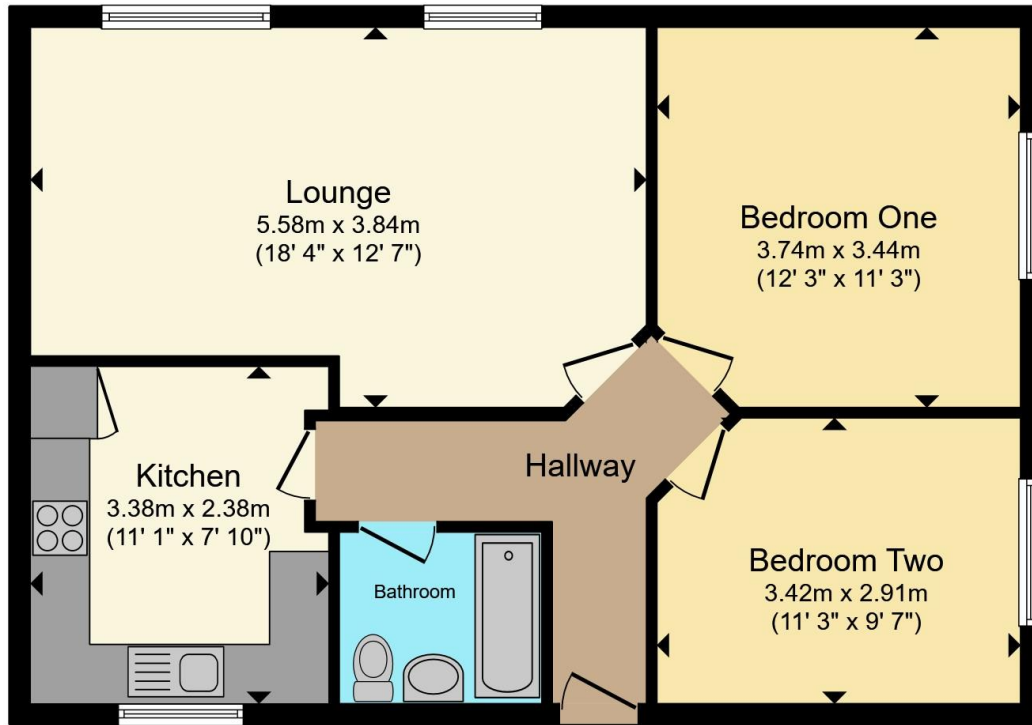
### Lease Details

125 years from 12/09/2016 Circa 115 years remaining.

Service charge approx £945 per annum, paid monthly.

We advise interested parties to confirm lease details with their conveyancer.





Total floor area 68.1 m<sup>2</sup> (733 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
STOURBRIDGE DY8 1EJ

EPC Rating: C

Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBR313612](http://connells.co.uk/Property/SBR313612)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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