PTN Estates

Residential Sales & Lettings

2 Tamar Rise, , Stourbridge, DY8 4LF

£117,500

Nestled in the charming area of Tamar Rise, Stourbridge, this delightful first-floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-appointed bedroom, providing a comfortable and private retreat. The living space is enhanced by a spacious reception room, perfect for relaxation or entertaining guests.

One of the standout features of this flat is its recently refitted bathroom and kitchen, which offer a modern touch and functionality. The kitchen is designed to cater to all your culinary needs, while the bathroom provides a serene space for unwinding after a long day.

As a freehold property with a share of the title, this flat offers a sense of ownership and stability that is often sought after in today's market. The location is ideal, with local amenities and transport links within easy reach, making it convenient for daily living.

This flat is not just a place to live; it is a home that combines comfort, style, and practicality. Whether you are looking to settle down or seeking a sound investment, this property is sure to impress. Do not miss the chance to make this lovely flat your own.

Approach
Set back from the road via a large sweeping driveway big enough for two cars and grass to side elevation storage, there is a storage cupboard at front of property. The property also benefits from a further allocated parking space

Entrance hall / landing 1.3 x 2.6 widest point
Entered via the UPVC obscure glazed front door into a entrance hall with stairs leading to 1st floor landing complete with ceiling light point and smoke alarm

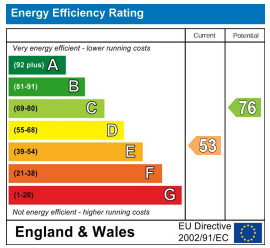
Lounge 2.6 x 4.3
Complete with ceiling light point, UPVC double glazed window to rear elevation, electric fire with hearth and surround and a ceiling light point

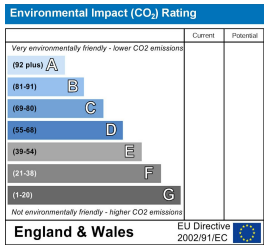
Kitchen 1.7 x 3.7 (into cupboard)
Refitted kitchen complete wall and floor units attractive splashback tiling, roll edge worktops, sink and drainer, plumbing for automatic washing machine and large storage cupboard housing water heater

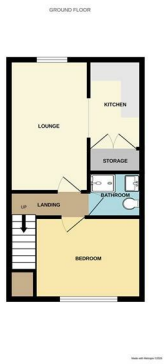
Shower Room 1.4 x 1.58
Complete with fully tiled walls, electric heater, obscure UPVC double glazed window to side elevation, shower cubicle with electric shower, countertop wash handbasin set in vanity unit and low/WC

Bedroom 3.4 x 2.7
Complete with electric heater, ceiling light point, UPVC double glazed window to front elevation and storage cupboard over stairs

Important Information
All Uk agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £35+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.
AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully.







Accuracy of Brochures
PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer
Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency
We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephensons or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.