PTN Estates

Residential Sales & Lettings









26 Old Hall Close, , Stourbridge, DY8 4JQ **£120,000**

This delightful ground floor flat with driveway and front garden presents an excellent opportunity for those seeking a comfortable and modern living space. Boasting a joint freehold title on completion, this property offers both security and a sense of ownership.

The flat features a well-appointed bedroom, perfect for relaxation and rest. The refitted bathroom and kitchen are designed with contemporary finishes, ensuring both style and functionality. The kitchen is ideal for culinary enthusiasts, while the bathroom provides a serene space for unwinding after a long day.

With electric heating and UPVC double glazing throughout, residents can enjoy a warm and energy-efficient environment, making this flat a practical choice for year-round comfort. The single reception room is a versatile space that can be tailored to suit your lifestyle, whether it be for entertaining guests or enjoying quiet evenings at home.

This property is not only a wonderful place to live but also a sound investment in a desirable location. With its modern amenities and inviting atmosphere, this flat is sure to appeal to first-time buyers, professionals, or those looking to downsize. Do not miss the chance to make this charming flat your new home.

Approach
Set back from the road via a large front garden

Lounge 5.4 x 2.6 (Widest Point)
Entered via UPVC double glazed door with obscure panel into lounge with electric fire, hearth and surround, three wall lights and UPVC double glazed window to front elevation

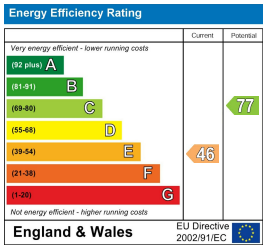
Kitchen 3.7 x 1.7
Complete with ceiling light point, UPVC double glazed window to front elevation, wall and floor units with rolled edge worktops and attractive splashback tiling, sink and draining board, plumbing for automatic washing machine and large storage cupboard

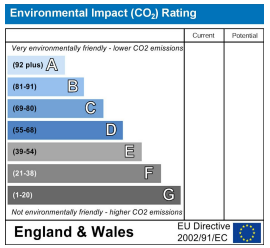
Inner Hallway 1.3 x 1.4
Complete with large storage cupboard and wall light

Bathroom 1.4 x 1.8
Complete with obscured UPVC double glazed window to side elevation, wall light, panelled in bath with electric shower over the bath and fitted shower screen, pedestal hand basin and low flush WC with half tiled walls and extractor fan

Bedroom 2.6 x 3.2
Complete with UPVC double glazed window to rear elevation, two wall lights and electric heater

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.
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GROUND FLOOR



Accuracy of Brochures
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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.