

# PTN Estates

Residential Sales & Lettings



Porters Lodge Clock Tower View, , Stourbridge, DY8

£145,000

Nestled in the charming area of Clock Tower View, Stourbridge, this delightful heritage apartment block offers a unique opportunity for those seeking a comfortable and stylish living space. This well-appointed apartment features one spacious double bedroom with fitted wardrobes, perfect for relaxation and rest. The large lounge, seamlessly combined with a modern kitchen, creates an inviting atmosphere ideal for both entertaining guests and enjoying quiet evenings at home.

The bathroom is thoughtfully designed, complete with a shower over the bath, providing both convenience and comfort. The property benefits from electric heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

This residence is perfect for individuals or couples looking for a blend of modern living within a historic setting. With its prime location in Stourbridge, you will find yourself within easy reach of local amenities, parks, and transport links, making it an ideal choice for those who appreciate both convenience and charm. Don't miss the chance to make this lovely property your new home.

Council Tax A

**Approach**

The main benefit of this amazing Heritage building is that there are only three floors including the ground floor and just two apartments. The communal entrance is protected with an intercom system adding extra security to the apartments. Number 32 is located on the top floor and entrance leads into a spacious hallway. With doors leading to the bedroom, bathroom, combined lounge kitchen and storage cupboard with shelving and housing the water tank.

**Hallway 1.40m x 2.39m**

This spacious hallway has doors leading to the bedroom, bathroom, combined lounge kitchen and storage cupboard with shelving and housing the water tank. Benefits include electric heating, ceiling light point and fuse box

**Combined Lounge 4.40 x 6.31 inclusive of kitchen area**

This most magnificent space boasts high ceilings and oodles of light thanks to the UPVC double glazed windows to the front and side elevation. Benefits include ceiling light point, electric heating and access hatch to loft

**Combined Kitchen**

This fabulous kitchen again enjoys oodles of natural light with two UPVC double glazed windows to the rear elevation. Boasting modern white gloss base and wall units, complimented with tastefully fitted black marble effect work surface and a stainless steel effect single sink unit with mixer taps. Further enhanced with fitted electric hob, oven, chimney style extractor hood and stainless steel effect splash back. Benefits include an ideal space for a fridge combined with a freezer, plumbing for an automatic washing machine along with an electric heating and ceiling light point

**Bathroom 2.30 x 1.96**

This wonderful bathroom comprises of a white three piece suite that consists of a panelled bath with shower over and screen, close coupled W.C and pedestal wash hand basin. Complimented with tasteful tiled splash back and vinyl flooring. Benefits include UPVC obscure double glazing to the rear elevation, ceiling light point and electric stainless steel effect ladder style heated towel rail

**Bedroom 4.58 x 2.52**

This fabulously spacious bedroom with fitted mirror wardrobes boasts two UPVC double glazed windows to the front elevation, ceiling light point and electric heating

**Storage cupboard 0.87 x 0.81**

Home to the water tank along with handy shelving

**Important Information**

**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, Stephenson 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

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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