



RE/MAX
Prime Estates



Flat 8 Park View Love Lane, Stourbridge, DY8 2BU **Offers in the region of £475,000**

Introducing an exclusive opportunity to acquire a sophisticated duplex apartment nestled in an esteemed location with commanding views of Mary Stevens Park.

Entering through the meticulously maintained communal gardens to a staircase leading to an inviting lobby area complete with ample storage cupboards. Admire the stunning arch top double glazed window and the double opening doors that usher you into a spacious hallway.

The generous lounge offers breathtaking panoramas of Mary Stevens Park, providing an idyllic backdrop for relaxation. The well-appointed kitchen, separate utility room, and versatile dining room, which can also serve as an additional bedroom if desired, cater to every need. Completing this level is a tastefully designed family bathroom, storage facilities and stairs that lead to the upper level.

On the second floor, a comfortable landing area with convenient storage facilities greets you. On this level you will find three generously proportioned double bedrooms, two of which feature en-suite bathrooms and walk-in wardrobes.

Enhancing the allure of this property is secure underground off-road parking, easily accessible through remote controlled gates. Residents can also delight in a charming communal garden area. Furthermore, the

Approach



With steps leading from the footpath of Heath Lane to block paved pathway through well maintained communal garden and lockable storage cupboard towards the entrance of the apartment. Additional access is available by block paved pathway from Love Lane, with driveway and remote controlled electric gates leading to underground parking facility.

Entrance Hall

With composite front door leading to small landing area and stairway access to first floor welcome lobby

First Floor Entrance Lobby



With stairs leading from the entrance hall, double glazed arch top window facing Heath Lane, built in storage cupboard and double opening doors leading to hallway

Hallway



With a double door leading from first floor entrance lobby, doorway access to all first floor accommodation and storage cupboard, central heating radiator and stairs leading to second floor accommodation

Kitchen 13'6" x 10'10" (4.13 x 3.32)



With a door leading from the hallway, fitted with a range of wall and base units, worktops with tiled splashback, undermounted sink with mixer tap, electric hob with extractor hood above, integrated electric double oven, integrated dishwasher and fridge / freezer, double glazed window facing Heath Lane and central heating radiator

Dining Room (Currently Used as Bedroom Four)
13'6" x 12'4" (4.13 x 3.77)



With a door leading from the hallway, double glazed window facing Heath Lane, central heating radiator and versatility to be used as a fourth bedroom

Utility Room 7'1" x 5'4" (2.17 x 1.63)



With a door leading from the hallway, fitted with base units with worktops, undermounted sink with mixer tap, utility outlet points for laundry machinery and space for appliances

WC



With WC, hand wash basin and central heating radiator

Lounge 24'3" x 15'6" (7.40 x 4.74)



With a door leading from the hallway, electric fireplace with decorative surround, double glazed windows to front and side with panoramic scenic views overlooking Mary Stevens Park and central heating radiators

Second Floor Landing

With stairs leading from the hallway, doors leading to various rooms, storage cupboard and a central heating radiator

Bedroom One 19'6" x 17'2" max (5.95 x 5.24 max)



With a door leading from the second floor landing, double glazed windows to front and side with panoramic scenic views overlooking Mary Stevens Park, doors leading to en-suite shower room, walk in wardrobe and central heating radiators

En-Suite Shower Room



With a door leading from Bedroom One, fully tiled surround, WC and hand hand wash basin set into vanity unit, overhead storage cupboards with downlights, walk in shower cubicle, extractor fan and a central heating radiator

Bedroom One Walk in Wardrobe

With a door leading from Bedroom One, storage space and lighting and central heating radiator

Bedroom Two 17'9" x 12'5" (5.42 x 3.79)



With a door leading from the second floor landing, double glazed window to side, doors leading to en-suite bathroom and walk in wardrobes and a central heating radiator

En-suite Bathroom



With a door leading from bedroom two, partly tiled surround, WC and hand hand wash basin set into vanity unit, overhead storage cupboards with downlights, bath with shower over and glass shower screen, towel rail, double glazed skylight and a central heating radiator

Bedroom Two Walk In Wardrobe



With a door leading from Bedroom Two, storage space and lighting and central heating radiator

Bedroom Three 13'2" x 11'2" (4.03 x 3.41)



With a door leading from second floor landing, double glazed window to side and a central heating radiator

Underground Parking



With remote gated access leading from Love Lane to the underground parking which has an electric roller door, allocated parking bays for two vehicles, further visitor parking and additional communal storage

Communal Gardens



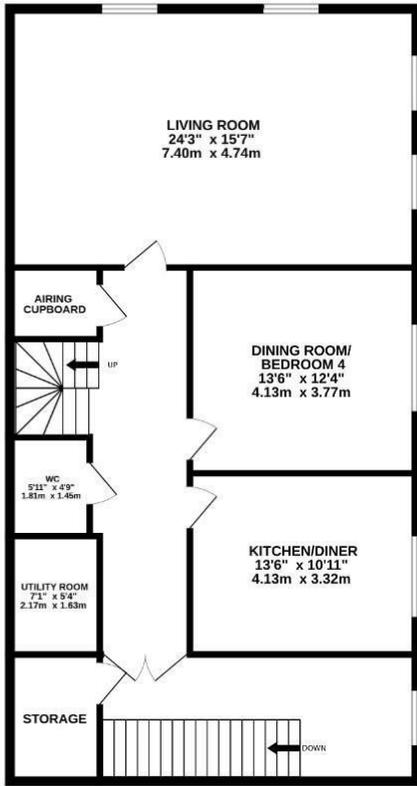
With access via pathway, pleasant block paved patio with lawn surround and shrub borders

Tenure- Leasehold

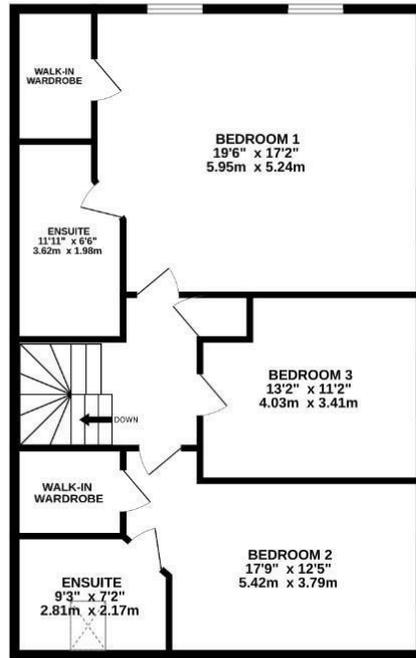
The property's tenure is referenced based on the information given by the seller. As per the seller's advice, the property is leasehold. However, we suggest that buyers seek confirmation of the property's tenure and lease details through their solicitor. We are informed that the current owner is in the process of extending the current lease before completion to be approx 172 years remaining at the point of exchange of contracts.

Floor Plan

GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



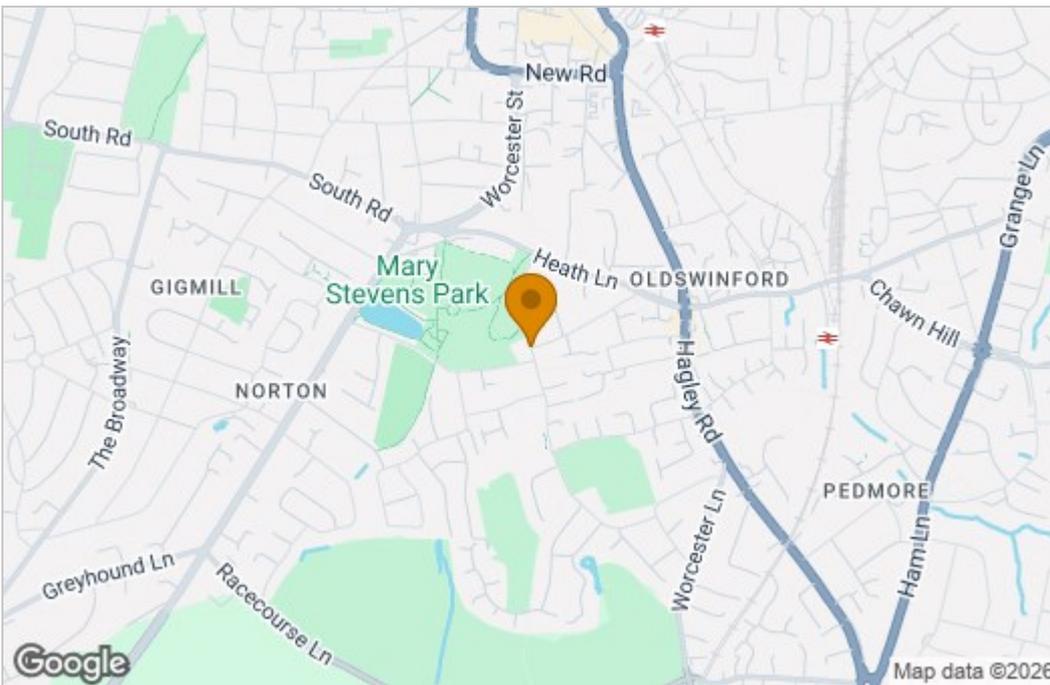
1ST FLOOR
943 sq.ft. (87.6 sq.m.) approx.



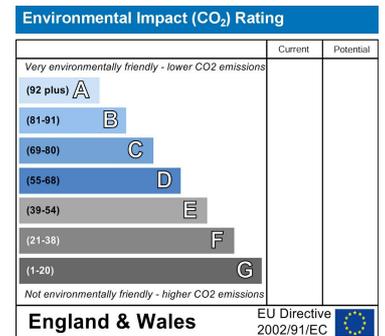
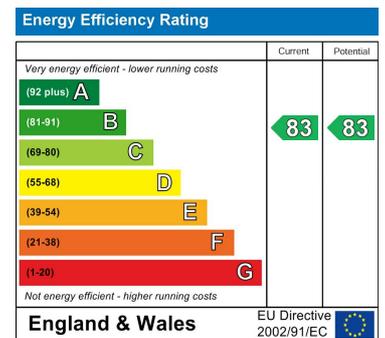
TOTAL FLOOR AREA: 2071 sq.ft. (192.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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