



94a Marshall Crescent, Stourbridge
Stourbridge

£185,000



Set on the top floor of an impressive period building, this spacious two bedroom apartment, situated in Wordsley, Stourbridge, combines generous proportions with a wealth of character, including high ceilings and traditional sash windows throughout. Extending to approximately 780 sq ft, the property enjoys an elevated position with superb far-reaching views across the surrounding area, including an attractive outlook towards the neighbouring clock tower.

Internally, the accommodation is notably spacious, comprising a generous lounge/dining room, separate fitted kitchen, two well-proportioned bedrooms and a family bathroom. The master bedroom is further complemented by a brand new en-suite shower room, while the abundance of sash windows provides plenty of natural light and enhances the character of the apartment.

Further benefits include an allocated parking space and an excellent lease term of approximately 185 years, making this an appealing opportunity for first-time buyers, professionals, downsizers or purchasers seeking a character property with considerably more space than the average apartment.

The lounge/dining room is an impressive and particularly spacious reception room, enhanced by the property's high ceilings and traditional sash window. There is ample space for both comfortable seating and a full dining suite, making this an excellent room for relaxing and entertaining. Its elevated top-floor position also provides far-reaching views across the surrounding rooftops and countryside beyond.

The master bedroom is a generous double room with a distinctive arrangement of sash windows allowing an abundance of natural light into the room, while fitted mirrored wardrobes provide useful storage. The bedroom is complemented by a brand new en-suite shower room, stylishly fitted with a contemporary shower enclosure, WC and wash hand basin with vanity storage.

One of the property's standout features is its setting within this imposing red-brick period building, which retains a distinctive architectural character and provides a welcome alternative to a conventional modern apartment development. The top-floor position takes full advantage of the building's height, providing excellent elevated views, with the neighbouring clock tower forming a particularly attractive local landmark within the outlook.

Agent note:

- Leasehold
- Ground rent £201.67 (annually)
- Service charge £2114 (annually)
- Lease term length remaining: 183 years

Rooms

Lounge 3.28m x 5.47m

Kitchen 3.72m x 2.57m

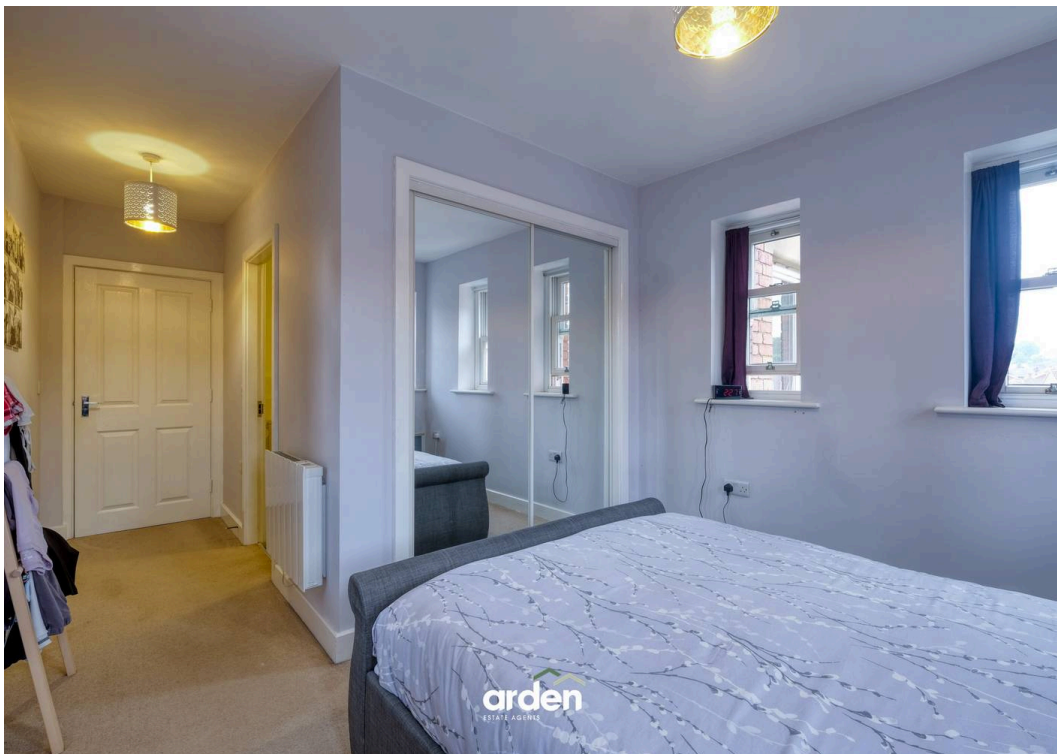
Master Bedroom 3.02m x 5.64m

En-Suite 1.90m x 2.27m

Bedroom 2 3.75m x 2.60m

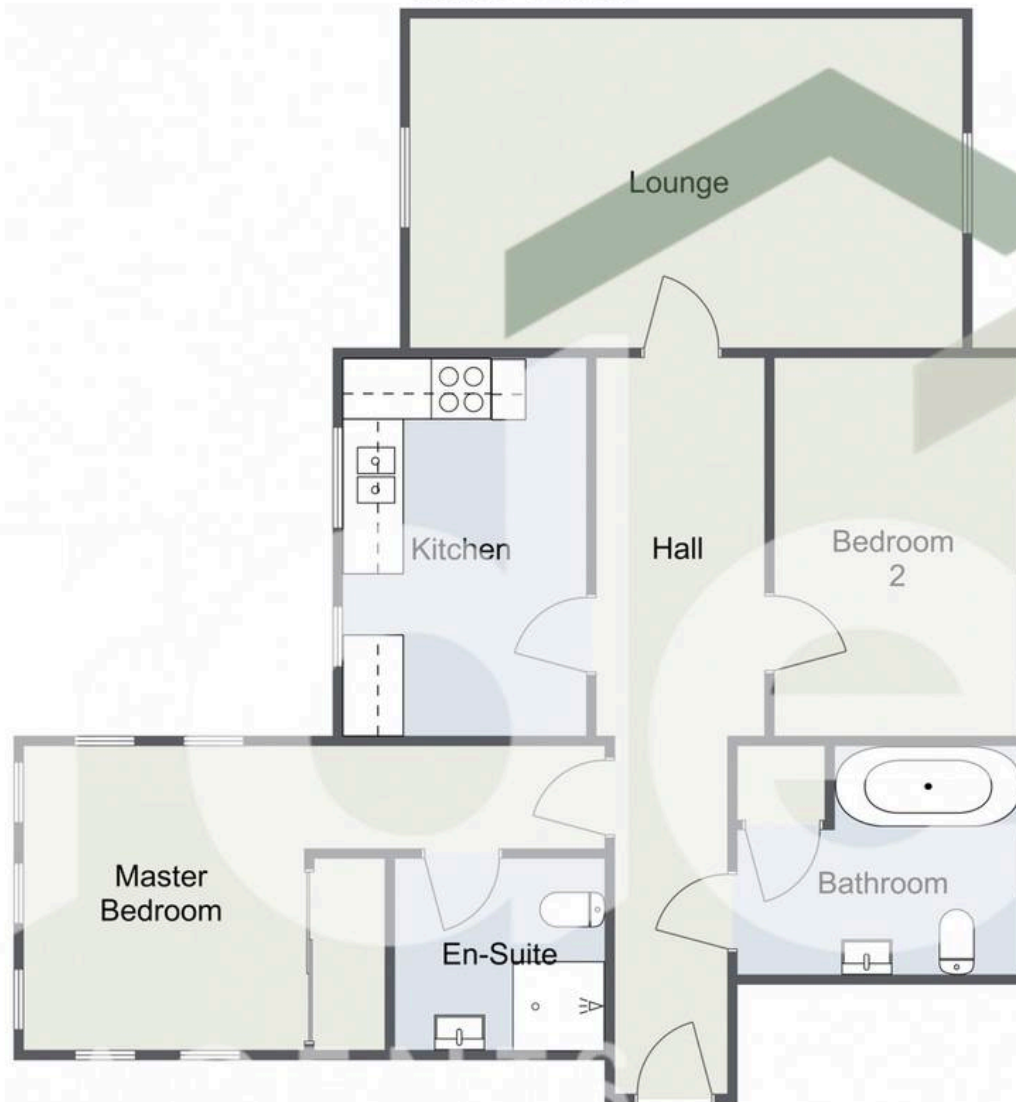
Bathroom 2.32m x 2.92m

EPC - D



Marshall Crescent, Stourbridge

Third Floor



Total Area Approx.
72.5 Sq M
780.38 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.



Arden Estates Bromsgrove

Arden Estates Bromsgrove, 14 Old Birmingham Road, Lickey End -
B60 1DE

01527 872 479

bromsgrove@ardenestates.co.uk

ardenestates.co.uk/contact-us/bromsgrove/