



**PEDMORE MEWS, WORCESTER LANE,
PEDMORE, STOURBRIDGE DY8 2PY**

Taylor's

PEDMORE MEWS PEDMORE DY8 2PY

SPACIOUS MODERN-STYLE TWO DOUBLE BEDROOM TOP FLOOR APARTMENT

- ROOMS & DIMENSIONS
 - ENTRANCE HALL
 - 10'4" (max) x 9'1" (max)
 - OPEN PLAN LIVING/
DINING/KITCHEN AREA
 - 20'1" (max) x 12'3" (max)
 - BEDROOM ONE
 - 20'1" (max) x 12'3" (max)
 - BEDROOM TWO
 - 16'3" (max) x 9'0" (max)
 - BATHROOM
 - 6'8" (max) x 6'6" (max)
- ALL MEASUREMENTS TAKEN AT WIDEST
AVAILABLE POINTS



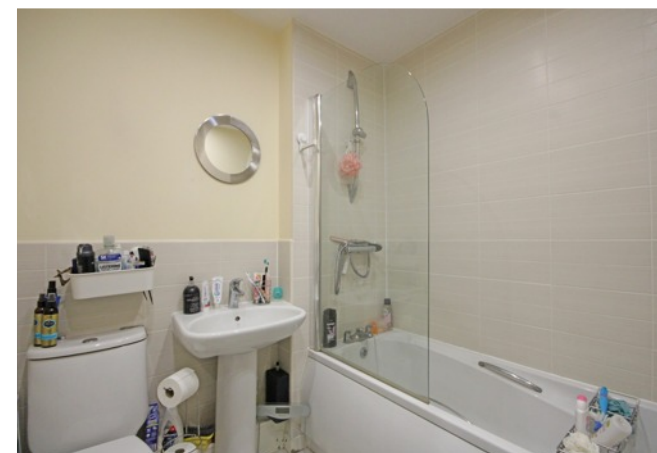
These particulars are intended as a guide only and must not be relied upon as a statement of fact. ALL MEASUREMENTS HAVE BEEN RECORDED AT THEIR WIDEST AVAILABLE POINTS. Your attention is drawn to the 'Important Notices and Disclaimers' outlined at the end of these particulars.

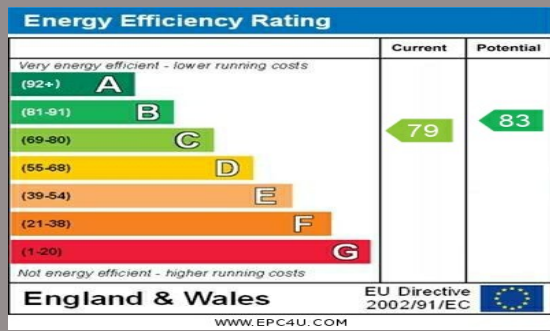
Set back beyond a SECURE, ELECTRONICALLY CONTROLLED GATED ENTRANCE stands this DECEPTIVELY SPACIOUS, MODERN-STYLE TWO DOUBLE BEDROOM TOP FLOOR APARTMENT. Located upon Worcester Lane -a TRULY DESIRABLE and SOUGHT-AFTER ADDRESS of PEDMORE, 'PEDMORE MEWS' is within easy reach of EXCELLENT LOCAL SCHOOLS (Primary, Secondary and Sixth Form), SHOPS/SERVICES, NEIGHBOURING IDYLIC COUNTRYSIDE and PUBLIC TRANSPORT LINKS (such as Bus and Rail), it provides a SUPERB OPPORTUNITY TO PURCHASE for any discerning buyer! With ELECTRIC HEATING and DOUBLE GLAZING, the accommodation comprises in brief; Entrance hallway with security intercom system and wealth of built-in cupboard storage, open-plan living dining kitchen space, two double bedrooms and modern three-piece bathroom suite. Furthermore, the apartment and overall development boasts OUTDOOR COMMUNAL GARDENS, a RESIDENTS LIFT providing access to ALL FLOORS and ALLOCATED RESIDENT and VISITOR PARKING FACILITIES. To arrange a viewing, please do not hesitate to contact Taylors Estate Agents STOURBRIDGE office. **Tenure: LEASEHOLD (125 Years from 1 January 2006, Service Charge £1,732.83 Per Annum, Ground Rent £250.00 Per Annum).** Construction: Purpose built apartment block. Electric, Water and Mains Drainage services connected. Broadband/Mobile coverage: checker.ofcom.org.uk/engb/broadband-coverage. Council Tax Band C. EPC C.

TASB 9143D

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.





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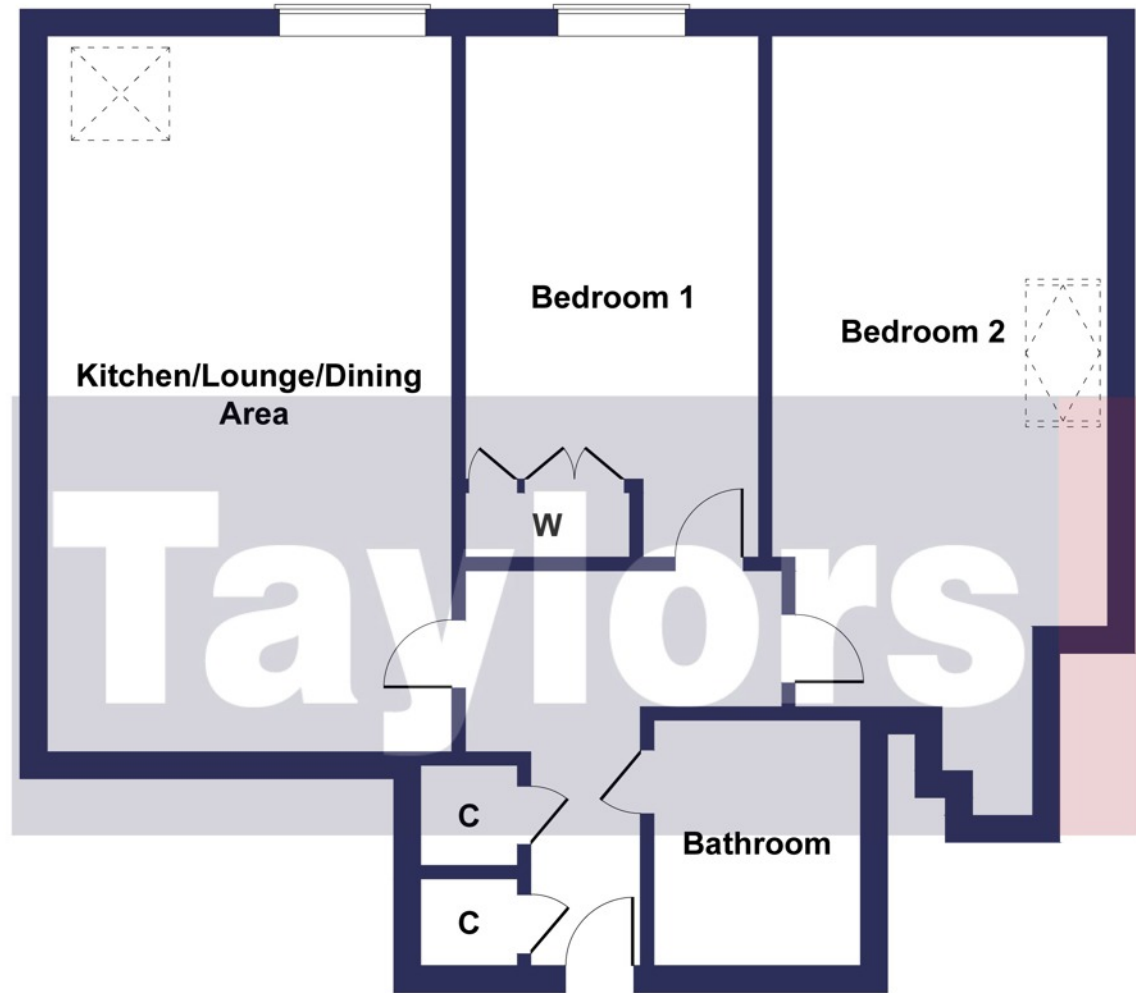
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