



Wordsley  
38 Crownoakes Drive,  
Stourbridge, DY8 5SQ

**ANDREW COLE**  
ESTATES



## Wordsley, Monthly Rental Of £750

38 Crownoakes Drive,

A very rare opportunity to rent an immaculately presented first floor apartment on the prestigious Crownoakes Drive development in Wordsley.

This is a beautifully presented one bedroom first floor apartment having superb open plan living, dining and a newly fitted kitchen with integrated appliances, double bedroom, modern bathroom, central heating and double glazing.

There are delightful communal grounds, allocated parking and parking for visitors.

The property is ideally placed for easy access to Stourbridge, Merry Hill, Wolverhampton and Birmingham.

Viewing is essential in order to appreciate the very high standard in which this apartment is presented, having been completely re-decorated throughout, new carpets have been fitted together with a newly fitted kitchen.

### SERVICES

We are advised that mains electricity, water, gas and drainage are available.

### VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

### PLANNING PERMISSIONS / BUILDING REGULATIONS

Any property with extensions, alterations or conversions – we have not checked via a Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.

### MEETING THE REQUIREMENTS

#### IMPORTANT INFORMATION – THE PROPERTY MISDESCRIPTORS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to committing to rent.

DEPOSIT: £1,000 (One thousand pounds)

EPC: C78

Council tax: Band B with Dudley MBC

### GROUND FLOOR

Communal entrance hall with door entry system. Stairs to first floor OFF.

### FIRST FLOOR

Communal landing with access to apartment

### ENTRANCE HALL

OPEN PLAN LOUNGE/DINING AREA/RE-FITTED KITCHEN (FRONT)

22' 6" x 15' 2" (6.85m x 4.62m)

DOUBLE BEDROOM (FRONT)

13' 5" x 10' 0" (4.09m x 3.05m)

BATHROOM (INTERNAL)

7' 3" x 6' 3" (2.21m x 1.90m)

### OUTSIDE

COMMUNAL GROUNDS

ALLOCATED PARKING

There is both allocated and visitors parking



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