



RE/MAX

Prime Estates



Flat 35, Priory Court Glass House Hill, Stourbridge, DY8 1NJ

£160,000

Located within the well-regarded Priory Court development on Glasshouse Hill, Stourbridge, this well-presented two-bedroom retirement apartment (for over 60s) offers comfortable, low-maintenance living within a secure and community-focused environment.

The apartment opens into a welcoming entrance hall, providing access to all principal rooms along with useful built-in storage. The living and dining room is well-proportioned and filled with natural light, offering a comfortable space for both everyday living and entertaining. The kitchen is arranged to maximise functionality, with fitted units and worktop space designed for ease of use.

There are two bedrooms, including a generous main bedroom with fitted storage, and a second bedroom which can be used for guests, hobbies or as a home office. A modern shower room provides a practical and accessible layout, designed with convenience in mind.

The property is also well placed for access to Stourbridge Town and Stourbridge Junction railway stations, offering transport links across the region. Nearby green spaces, including local parks, provide opportunities for outdoor leisure and relaxation.

The property is available to purchasers aged 60 and over. Buyers should confirm details relating to lease length, service charges and ground rent with their legal representative.

Entrance Hall

With a door leading from the front, doors to various rooms and storage cupboards, loft-access hatch and a central heating radiator

Living Room 16'0" x 10'8" (4.89 x 3.26)



With a door leading from the hallway, a door to the kitchen, 24hr emergency pull cord, a central heating radiator and a double glazed window to the rear offering panoramic views

Kitchen 8'6" x 8'2" (2.61 x 2.51)



With a door leading from the living room, fitted with a range of wall and base units with worktops, space for appliances, stainless steel sink with drainer, a central heating radiator and a window to the front

Bedroom 8'3" x 10'9" (2.54 x 3.29)



With a door leading from the entrance hall, fitted wardrobes, 24hr emergency pull cord, a central heating radiator and a double glazed window to the rear

Bedroom 7'6" x 7'6" (2.31 x 2.30)



With a door leading from the entrance hall, fitted wardrobes, 24hr emergency pull cord, a central heating radiator and a double glazed window to the side

Bathroom



With a door leading from the entrance hall, WC, hand wash basin, shower cubicle with glass screen and a central heating radiator

Communal



The property benefits use of communal garden space as well as parking facilities

Money Laundering Regulation

At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

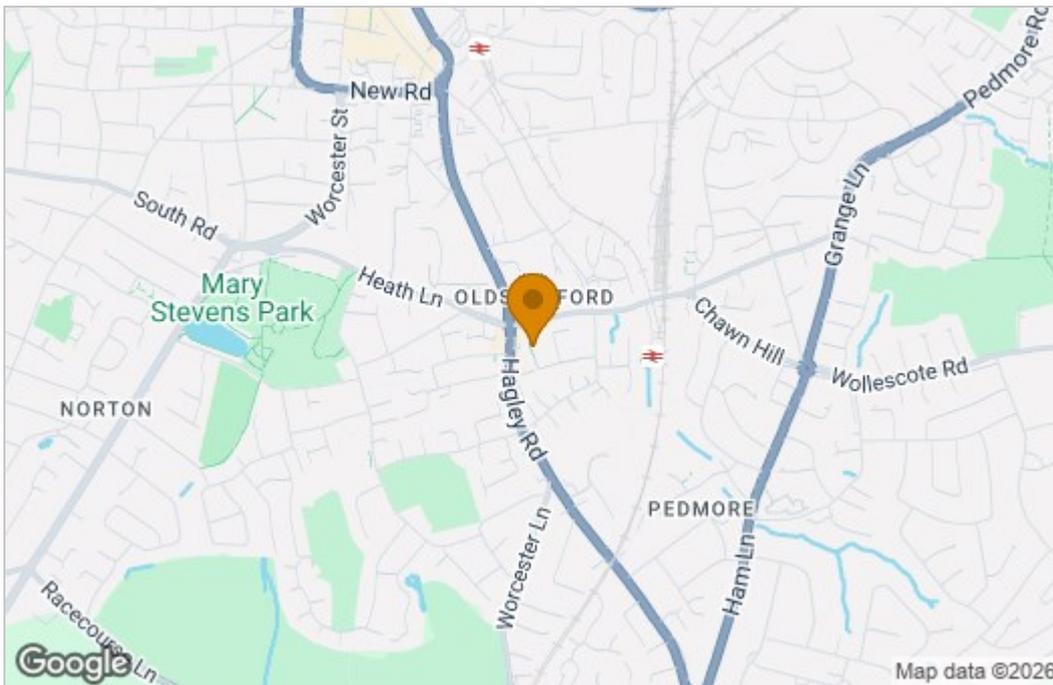
Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £60 including VAT per person will be applicable for this service.

Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

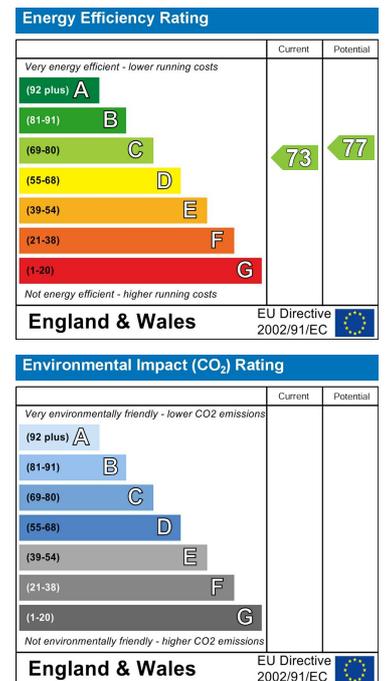
Floor Plan



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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