



**RE/MAX**  
Prime Estates



**35 Parkfield Road, Stourbridge, DY8 1HD**  
**Offers in the region of £315,000**

Located on the peaceful Parkfield Road in Stourbridge, this charming house offers a perfect blend of tranquility and convenience. Situated in a cul-de-sac, the property ensures a quiet and safe environment, ideal for families or those seeking a peaceful retreat.

The proximity to Stourbridge town centre adds to the practicality of this location, providing easy access to a range of amenities including shops, restaurants, and transport links. Whether you're looking to enjoy a leisurely stroll in the town centre or need to run quick errands, everything is just a stone's throw away.

This property's location offers the best of both worlds - a serene residential setting with the convenience of urban facilities within reach. Don't miss the opportunity to make this house your new home in Stourbridge.

## Approach



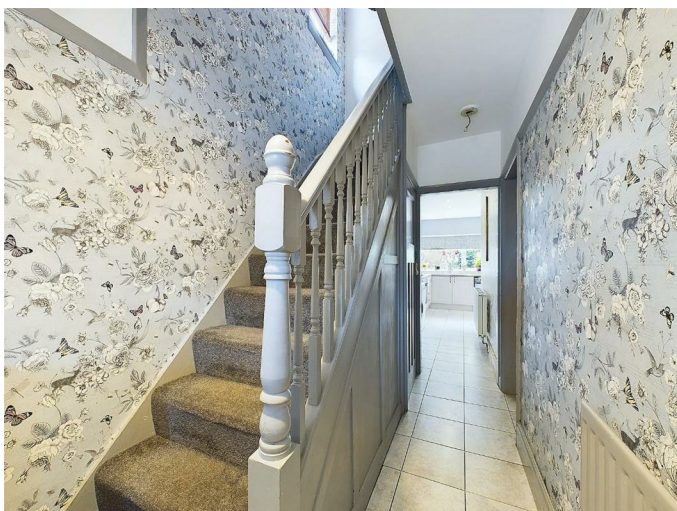
Being set in a cul-de-sac off Parkfield Road with a tarmac drive and pebble border leading to entrance porch and garage

## Entrance Porch



With a door leading from the driveway, stained glass window and a door leading to the entrance hall

## Entrance Hall



With a door leading from the entrance porch, doors

to various rooms, stairs leading to the first floor accommodation with storage under and a central heating radiator

## Kitchen 16'3" x 16'11" (4.96 x 5.17)



With a door leading from the entrance hall and opening to the lounge / diner, fitted with a range of wall and base units with worktops, integrated oven with hood and extractor above, stainless steel sink with mixer tap and drainer, a double glazed window to the rear, patio doors to the rear garden and a central heating radiator

## Lounge Diner 21'7" x 11'3" (6.59 x 3.44)



With a door leading from the entrance hall and opening to the kitchen, log burning stove with hearth, double glazed bay window to the front, opening to the kitchen and a central heating radiator

Snug 12'2" x 7'2" (3.72 x 2.19)



With a door leading from the kitchen, a door leading to the store room and a skylight window above

Store 11'0" x 6'9" (3.36 x 2.06)

With a door leading from the snug and to the garden, unfinished room with potential to be used as a utility

#### Landing

With stairs leading from the entrance hall, doors to various rooms and a double glazed window to the side

Bedroom One 10'10" x 10'10" (3.32 x 3.32)



With a door leading from the landing, a double glazed bay window to the front and a central heating radiator

Bedroom Two 10'2" x 11'5" (3.12 x 3.49)



With a door leading from the landing, double glazed window to the rear and a central heating radiator

Bedroom Three 7'2" x 6'0" (2.19 x 1.83)



With a door leading from the landing, a double glazed window to the front and a central heating radiator

#### Family Bathroom



With a door leading from the landing, WC, hand

wash basin, bath with shower over and tile surround, a double glazed window to the rear and a central heating radiator

## Garden



With a door leading from the kitchen, raised sun terrace with a door leading to the store, lawn beyond with shrub borders and garden buildings to the rear

## Garage 7'10" x 8'2" (2.4 x 2.49)

With an up-and-over style garage door to the front

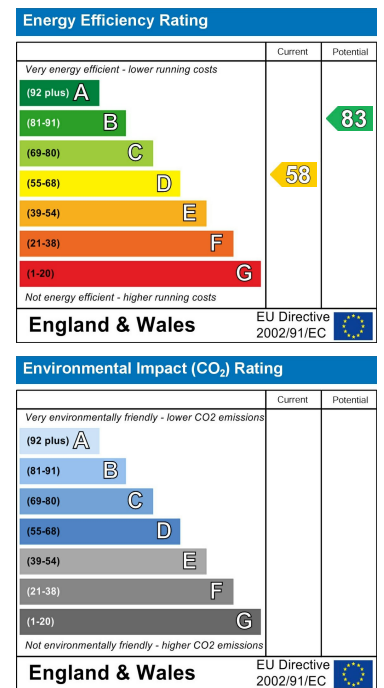
## Floor Plan



## Area Map



## Energy Efficiency Graph



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