

PTN Estates

Residential Sales & Lettings



29 Rushall Close, , Stourbridge, DY8 4XE

£227,000

Splendid mid town house with three bedrooms, it's spacious enough for a family or for those who appreciate having extra space. The attractive lounge and breakfast kitchen with shaker style units add a touch of modern elegance, while the conservatory offers a lovely space to relax and enjoy the surroundings. Having a ground floor WC is always convenient, and the driveway is a practical feature. Plus, being close to the canal must offer some picturesque views and peaceful walks. Overall, it seems like a comfortable and inviting home with both practicality and charm.

Council Tax Band B

There is a £25 monthly charge to Sanctuary Housing for upkeep of outdoor maintenance

Porch

Composite entrance door, ceiling light point and wood panelled door into the hallway

Hallway

Two ceiling light points, gas central heating radiator, stairs to first floor, useful storage cupboard and oak effect panelled doors into lounge and breakfast kitchen and door to wc

Lounge 4.41 x 3.86

Attractive lounge with herringbone flooring, Upvc double glazed window and door to the rear, two ceiling light points, two wall lights, gas central heating radiator and useful storage cupboard

Conservatory 5.07 x 2.50

Upvc double glazed conservatory, French doors onto rear garden and power points

Kitchen / Diner 3.46 (max) x 4.52

Benefiting from an array of shaker styled wall and base units, rolled edge work surfaces, white single drainer sink unit, plumbing for automatic washing machine and dishwasher, recess for range styled cooker, tiled splashbacks, two ceiling light points, gas central heating radiator, Upvc double glazed window to the front elevation, wall mounted Worcester boiler

WC 0.77 x 1.98

Upvc double glazed window to the front elevation , ceiling light point and low flush wc

Landing

Ceiling light point, loft access hatch, airing cupboard, further storage cupboard and doors off to the three bedrooms and bathroom

Bedroom One 3.51 (max) x 4.35

Upvc double glazed window to the front elevation and ceiling light point

Bedroom Two 3.20 x 3.64

Upvc double glazed window to the front elevation and ceiling light point

Bedroom Three 2.33 x 2.72

Upvc double glazed window to the rear elevation and ceiling light point

Bathroom 2.07 x 1.69

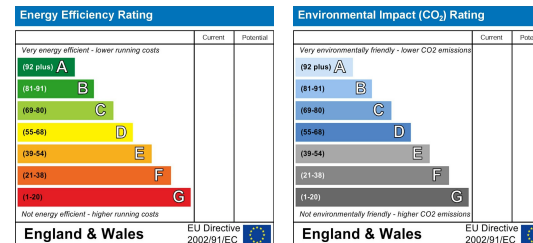
Re-fitted bathroom with low flush wc, pedestal wash hand basin, panelled in bath with Mira electric shower above, aqua boards, part tiled walls, upvc double glazed window to the front elevation, ceiling light point and spot light

Front Of Property

Block paved drive way and bin store

Rear Garden

Delightful rear garden with paved patio, well maintained lawn, rear gate onto field behind,



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.

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