

# PTN Estates

Residential Sales & Lettings



34 Cornwall Road, , Stourbridge, DY8 4TE

£230,000

Welcome to this charming semi-detached house located on Cornwall Road in the popular village of Wollaston. This delightful property boasts three bedrooms, perfect for a growing family or those in need of a home office space.

As you step inside, you are greeted by a warm and inviting lounge, ideal for relaxing after a long day. The dining kitchen offers a wonderful space to entertain guests or enjoy family meals together. Additionally, the separate utility room provides convenience and extra storage space.

One of the highlights of this lovely home is the recently re-fitted wet room, adding a touch of luxury to your daily routine. The well-maintained front and rear gardens are a gardener's paradise, offering a tranquil outdoor space to unwind or host summer barbecues.

Furthermore, this property comes with a detached garage and parking, ensuring that you never have to worry about finding a spot for your vehicle. The location of this house provides a perfect blend of peaceful surroundings and easy access to local amenities, making it an ideal place to call home.

Don't miss out on the opportunity to make this charming semi-detached house your own and start creating lasting memories in this wonderful property on Cornwall Road.

### Hallway 1.89 x 2.43

Upvc double glazed door and upvc window to the side elevation, ceiling light point, gas central heating radiator, doors off to the lounge and kitchen diner and stairs to first floor.

### Lounge 4.25 x 3.25

Upvc double glazed window to the front elevation, ceiling light point, gas central heating radiator and wall mounted gas fire.

### Kitchen / Diner 4.98 x 3.12 (max)

Kitchen benefiting from some wall and base units with rolled edge work tops, stainless steel single drainer sink unit, two upvc double glazed windows to the rear elevation, ceiling strip light and ceiling light point, wall mounted electric fire with wood surround and door into the utility

### Utility 1.19 x 2.78

Plumbing for automatic washing machine, Biasi wall mounted boiler, upvc double glazed window to the rear elevation and door to the side, under stairs storage cupboard

### Landing

Upvc double glazed window to the side elevation, ceiling light point, airing cupboard, gas central heating radiator and loft access hatch

### Bedroom One 3.77 x 3.27

Upvc double glazed window to the front elevation, gas central heating radiator and ceiling light point

### Bedroom Two 2.87 x 2.78 (to wardrobe)

Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point and built in wardrobes.

### Bedroom Three 2.32 (max) x 3.27

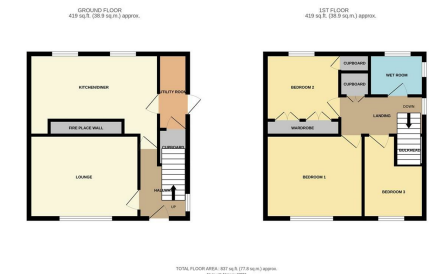
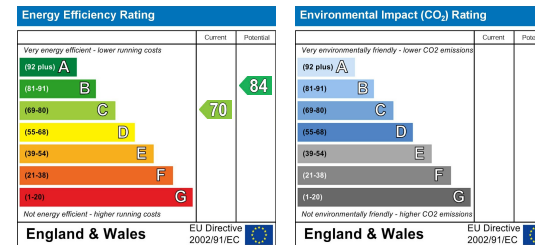
Upvc double glazed window to the front elevation, ceiling light point, gas central heating radiator and built in wardrobe.

### Re-fitted Wet Room 2.26 x 1.63

Re-fitted wet room with Mira electric shower, wash hand basin, low flush w.c, tiled walls, safety flooring, gas central heating radiator, upvc double glazed window to the rear and side elevation.

### Outside

Well established front and rear gardens with parking and detached garage



### 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 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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