

PTN Estates

Residential Sales & Lettings



28 Portland Drive, , Stourbridge, DY9 0SD

£360,000

Presenting a splendid three-bedroom semi-detached property nestled in a highly desirable location just off Redlake Road. Set within a peaceful cul-de-sac, this home offers a serene retreat while remaining conveniently accessible.

Upon entry, you're greeted by an attractive sitting / dining room which offers versatility for formal dining or as a home office double wood and glazed doors lead in to the attractive lounge/diner, providing a welcoming space for relaxation or entertaining guests.

The heart of the home lies in the re-fitted breakfast shaker-style kitchen, complete with built-in appliances, where culinary enthusiasts can indulge their passion for cooking and dining.

Convenience is key with a ground floor WC, enhancing practicality for residents and guests alike. Upstairs, three well-proportioned bedrooms await, providing comfortable accommodation for the whole family.

The highlight of the property is the large bathroom, featuring a luxurious jacuzzi bath and a separate shower cubicle, offering a spa-like experience within the comfort of home.

Outside, delightful rear gardens provide a peaceful oasis, perfect for outdoor relaxation or al fresco dining during warmer months. A garage and driveway offer ample parking and storage solutions.

Dining Room / Sitting Room 2.88 x 4.79

Entered via the Upvc entrance door, two gas central heating radiators, two ceiling light points, double glazed bay window to the front elevation, door to ground floor wc, stairs to first floor and double wood and glazed doors to the lounge / diner

Lounge Diner 6.48(max) x 5.23

L shaped room with brick fire surround and coal effect gas fire, full length upvc double glazed French doors onto the rear garden, upvc double glazed window to the side elevation, two gas central heating radiators, two ceiling light points, wood and glazed door to the kitchen

Re-fitted Breakfast Kitchen 2.73 x 4.60

Shaker style cream wall and base units, rolled edge work surfaces, tiled splashbacks, black one and half bowl sink unit, built in oven, gas hob and extractor hood, breakfast bar, integrated fridge/freezer, washing machine, tumble dryer and dishwasher, gas central heating radiator, two ceiling light points, ceramic tiled floor, upvc double glazed door and windows to rear elevation.

Ground Floor W.C 1.09 x 1.76

Low flush wc, wash hand basin, ceiling light point, gas central heating radiator and built in cupboards housing meters

Re-fitted Breakfast Kitchen 2.73 x 4.60

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Ground Floor W.C 1.09 x 1.76

Low flush wc, wash hand basin, ceiling light point, gas central heating radiator and built in cupboards housing meters

Landing

Upvc double glazed window to the side elevation , ceiling light point, gas central heating radiator, loft access hatch with ladders, doors off to the three bedrooms and bathroom

Bedroom One 3.93 x 3.98

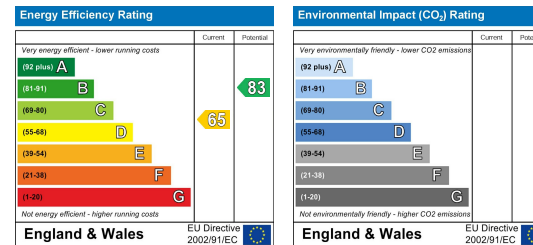
Benefiting from built in sliding wardrobes, upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

Bedroom Two 3.0 x 3.90

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

Bedroom Three 2.40 x 3.98

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



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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