

PTN Estates

Residential Sales & Lettings



48 Corbett Crescent, , Stourbridge, DY8 4JT

£240,000

Welcome to this charming property located on Corbett Crescent in the town of Stourbridge. This large four-bedroom semi-detached house is situated on a generous corner plot, offering ample space both inside and out.

As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your family. The dining kitchen provides a lovely space to prepare and enjoy meals together.

With four well-proportioned bedrooms, there is plenty of room for a growing family or for those in need of a home office or hobby space. The family bathroom downstairs and an additional upstairs WC provide convenience and practicality for everyday living.

One of the standout features of this property is the large front and rear gardens, offering endless possibilities for outdoor activities, gardening, or simply basking in the sunshine on a lazy afternoon.

Don't miss the opportunity to make this wonderful house your home. Contact us today to arrange a viewing and envision the endless potential this property holds for you and your loved ones.

Council Tax Band B

Approach

Set back from the road the house is situated on a large corner plot with ample parking for three cars

Entrance Hall 1.8 x 3.5 (widest point)

Complete with double gas central heated radiator, UPVC obscure glazed front door and side window, ceiling light point and doors to lounge dining room and family bathroom

Family Bathroom 2.03 x 1.8

Complete with gas central heated radiator, obscure UPVC double glazed to front elevation, ceiling light point, Three piece white suite and electric shower over bath

Dining Room 3 x 3.6

Complete with double gas central heated radiator, ceiling light point and UPVC double glazed window to front elevation

Lounge 4.2 x 3.5

With gas fire, UPVC double glazed window to front elevation and ceiling light point

Kitchen 2.7 x 5.2

Complete with UPVC double glazed window to rear elevation and UPVC double glazed door with a obscure panel to rear elevation, two ceiling light points, wall and floor units, built-in oven hob and extractor, plumbing for automatic washing machine and double gas central heated radiator

Landing

Complete with UPVC double glazed window to front elevation, ceiling light point, loft hatch, boiler storage cupboard and doors to four bedrooms plus WC

Bedroom 1 4 x 3.5

Large double bedroom complete with UPVC double glazed window to front elevation, ceiling light point and gas central heated radiator

Bedroom 2 3 x 3.5

A double bedroom complete with UPVC double glazed window to rear elevation, ceiling light point and gas central heated radiator

Bedroom Three 2.1 x 3.6

Complete with UPVC double glazed window to rear elevation, ceiling light point and gas central heating radiator

Bedroom Four 3.7 x 2

Complete with UPVC double glazed window to front elevation, ceiling light point and gas central heated radiator

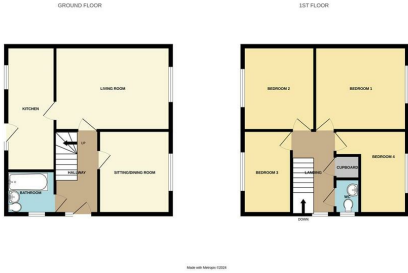
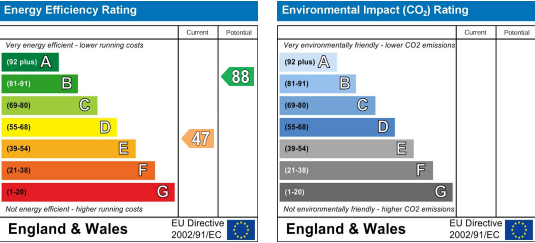
W.C 0.8 x 1.9

Complete with obscured UPVC double glazed window to front elevation, low flush WC, wall mounted handbasin, gas central heated radiator and ceiling light point

Rear Garden

Spacious rear garden complete with lawn and paved areas, fully fenced borders and gate for rear access

All Uk agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £25+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



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.