

PTN Estates

Residential Sales & Lettings



24 Bredon Road, , Stourbridge, DY8 4LA

£200,000

This delightful free hold end terrace house offers a perfect blend of comfort and convenience. Built in 1960, the property has been thoughtfully maintained and boasts a spacious layout, making it an ideal family home.

As you enter, you are greeted by two inviting rooms, providing ample space for relaxation and entertaining. The lounge features a door that opens directly onto the rear garden, allowing for a seamless transition between indoor and outdoor living. The fitted dining kitchen is well-equipped, making it a wonderful space for family meals and gatherings.

This home comprises three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The re-fitted bathroom, completed just 12 months ago, adds a modern touch to the property, ensuring comfort and style.

Additional features include gas central heating and UPVC double glazing, which enhance energy efficiency and warmth throughout the year. A useful store provides extra space for storage, while the driveway offers convenient off-road parking. The front and rear gardens are perfect for enjoying the outdoors, whether for gardening or simply unwinding in the fresh air.

This property is not just a house; it is a welcoming home that promises a comfortable lifestyle in a desirable location. With its spacious rooms and modern amenities, it is an excellent opportunity for those seeking a new place to call home in Stourbridge.

Annual service charges payable to StoneWater housing £389.64

Council Tax B

Hall
Wood and glazed door into hallway, stairs to first floor, understairs storage cupboard, door to ground floor wc, lounge and dining kitchen

WC 0.73 x 1.35
low flush wc, wash hand basin, part tiled walls, single glazed window, ceiling light point

Kitchen / Diner 2.80 x 5.23
Splendid fitted dining kitchen with an array of white wall and base units, tiled splash backs, one and half bowl stainless steel sink unit, double oven, gas hob and extractor, plumbing for washing machine and dish washer, laminate floor, two ceiling light points, gas central heating radiator and upvc double glazed window to the front elevation.

Lounge 4.73 x 3.53
Upvc double glazed window and door to the rear garden, gas central heating radiator, ceiling light point, laminate flooring.

Landing
Two cupboards one housing Heatline 2020 boiler, ceiling light point, doors to bathroom and three bedrooms, loft access hatch (vendor advises that the loft is boarded with a light)

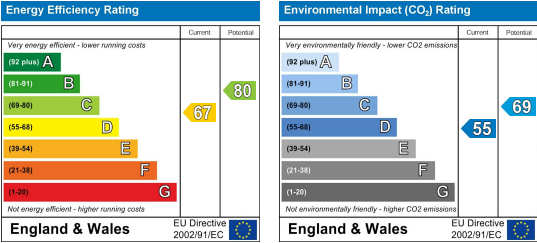
Bedroom One 2.74(max) X 4.30 (max)
Upvc double glazed window to the front elevation, gas central heating radiator, ceiling light point built in wardrobes

Bedroom Two 2.61(max) X 4.57(max)
Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

Bedroom Three 2 x 2.95
Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

Re-fitted Bathroom 2.02 x 1.76
Re-fitted just 12 months ago the bathroom comprises of a stylish white suite with panelled in L shaped bath with power shower above, low flush wc and wash hand basin in vanity unit, chrome heated towel rail, tiled walls and floor, upvc double glazed window to the front elevation, ceiling light point

Porch
Upvc entrance door, ceiling light point and door to useful storage area with power points and upvc double glazed window



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.