

# PTN Estates

Residential Sales & Lettings



3 Farm Cottage Racecourse

£390,000

Situated on this prime address of Racecourse Lane, Stourbridge, this delightful semi-detached cottage offers a perfect blend of countryside views and modern comforts. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into an attractive lounge and dining area, complete with a cosy log burner, perfect for those chilly evenings. The space is designed for both relaxation and entertaining, providing a warm and inviting atmosphere. The fitted breakfast kitchen boasts patio doors that lead directly to the rear garden, allowing for seamless indoor-outdoor living. This feature is particularly appealing for those who enjoy al fresco dining or simply wish to bask in the beauty of the garden.

The property has been thoughtfully updated, including a re-fitted bathroom that combines style and functionality. Additionally, a utility room with a convenient WC enhances the practicality of the home. For those with vehicles, the garage, equipped with an electric door, and a large driveway that accommodates multiple cars, ensures ample parking space.

The cottage-styled garden is a true highlight, offering a picturesque setting to unwind and enjoy the surrounding nature. With gas central heating and UPVC double glazing throughout, this home promises comfort and efficiency.

In summary, this three-bedroom semi-detached cottage on Racecourse Lane is a wonderful opportunity for anyone looking to embrace a tranquil lifestyle while still being close to local amenities. Don't miss the chance to make this charming property your new home.

**Hallway 0.97 x 1.72**  
Composite entrance door, tiled floor, wall light and door to the lounge / diner

**Lounge / Diner 5.31 (max) X 6**  
The main focal feature of this room is the log burning stove in brick built fire surround, four wall lights, three gas central heating radiators, upvc double glazed leaded window to the front elevation with bespoke wooden shutters, upvc double glazed leaded doors to the rear garden, doors off to the kitchen and further door to the inner lobby

**Breakfast Kitchen 2.34 x 5.03**  
Benefiting from a range of cream wall and base units, rolled edge work surfaces, tiled splashbacks, integrated oven, microwave, gas hob and extractor, fridge and dish washer, stainless steel one and half bowl sink unit, inset spotlights, tiled floor, gas central heating radiator, two upvc double glazed leaded windows to the rear elevation and upvc double glazed patio doors to the rear garden.

**Inner Lobby**  
Upvc door to the rear garden, ceiling light point and door to the Utility / WC and internal door to the garage

**Utility / WC 1.24 x 1.68**  
Plumbing for automatic washing machine, low flush wc, wash hand basin in vanity unit, tiled floor, wall mounted Worcester boiler (fitted in December 2023)

**Garage 4.18 x 2.90**  
Electric garage door, light and power points

**Landing**  
Large double glazed window with bespoke shutters to the rear, loft access hatch, storage cupboard, ceiling light point, glass balustrade, wall light and doors off to the three bedrooms and bathroom

**Bedroom One 3.92(Into Wardrobe) x 3.52**  
Fitted wardrobes, ceiling light point, column gas central heating radiator, upvc double glazed window to the front elevation with bespoke shutters

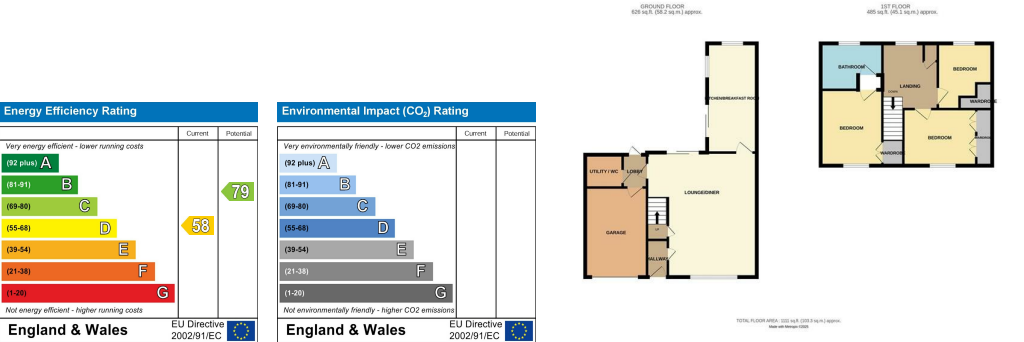
**Bedroom Two 3.60(Into wardrobe) X 2.62**  
Fitted wardrobes, ceiling light point, column gas central heating radiator and upvc double glazed window to the front elevation with bespoke shutters

**Bedroom Three 2.56 x 3.22**  
Fitted wardrobe, dresser and shelving, laminate wood flooring, ceiling light point, column gas central heating radiator, upvc double glazed window to the rear elevation with bespoke shutters

**Re-fitted Bathroom 2.58 x 2.25**  
Modern and contemporary re-fitted bathroom , double shower cubicle, separate bath, low flush wc, wash hand basin, inset vanity shelving, tiled walls and floors, central heating radiator, inset spotlights, upvc double glazed window to the rear elevation with bespoke shutters

**Garden**  
Delightful rear garden with wooden decking, lawn and mature shrubs

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