

PTN Estates

Residential Sales & Lettings



54 High Park Avenue, , Stourbridge, DY8 3NE

£350,000

Offered with NO UPWARD CHAIN this most impressive and spacious freehold semi detached residence is located within this sought after tree lined location, close to local schools, amenities and Wollaston village

Set behind a dwarf wall with tarmacadam driveway and mature shrubs

Oozing character and charm whilst boasting four double bedrooms, superb lounge with magnificent feature fire place, separate dining room/sitting room, lavish fitted kitchen with Belfast sink and granite work tops, conservatory, ground floor cloakroom/W.C, first floor bathroom with shower over the bath and shower room with corner shower cubical

Benefits include UPVC double glazing, gas central heating and an integrated garage that offers electric and lighting

The delightful rear garden enjoys the privacy of not being over looked and is complimented with a paved patio along with a shaped lawn, mature shrubs, trees and foliage

Council Tax D

Porch 2.09 x 1.69

Entered through a UPVC leaded double glazed door with coordinating side panels into this handy porch with tiled flooring, ceiling light point and further UPVC obscure double glazed door with coordinating side panels leading into the hallway.

Hallway 2.12 x 3.55 max

With gas central heating radiator, ceiling light point and under stairs storage. Stairs lead to first floor and doors lead to lounge, kitchen and separate dining/sitting room

Separate Sitting / Dining Room 3.78 max x 3.37 max

Located to the front of the property with the main focal point being the impressive UPVC leaded bay windows and brick built fireplace. Benefits include gas central heating, ceiling light point and decorative picture rail

Lounge 3.78m max x 6.32mmax

The main focal point of this magnificent lounge is the stylish and elegant mahogany and marble effect fire place with marble effect hearth inset with a coal effect gas fire. Located to the rear of the property and benefiting from UPVC double glazed patio doors leading onto the most delightful private garden, wall lighting and two gas central heating radiators.

Kitchen 4.32m x 2.71

This lavish kitchen with solid wall and base cream units boasts granite work tops and Belfast sink. Complimented with a Stoves gas hob and Hotpoint electric double oven with stainless steel effect chimney styled extractor hood. Further enhanced with ceramic tiled flooring, gas central heating radiator and two ceiling light points. From here doors lead to the conservatory and garage

Conservatory 3.98m max (3.08m min) x 1.91m

With UPVC double glazing, ceramic tiled flooring, gas central heating radiator and wall lighting. Doors lead to the rear garden and cloakroom

Cloakroom/W.C 0.86 x 1.12

This super compact cloakroom comprises of a white suite that consists of a closes coupled W.C, wall mounted corner wash hand basin with tiled splash back. Benefits include obscure UPVC double glazing to the side elevation, wall lighting and ceramic tiles flooring

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Stairs & Landing

With ceiling light point, access hatch to loft and storage cupboard with shelving

Master Bedroom 3.39 max x 3.96

Located to the front of the property and benefiting from UPVC double glazed leaded windows, ceiling light point and gas central heating radiator

Bedroom Two 3.77 max x 3.09

Located to the rear of the property and benefiting from UPVC double glazed windows, ceiling light point and gas central heating radiator

Bedroom Three

Located to the front of the property and benefiting from UPVC double glazed leaded windows, ceiling light point, gas central heating radiator and decorative picture rails

Bedroom Four 2.22 x 4.22

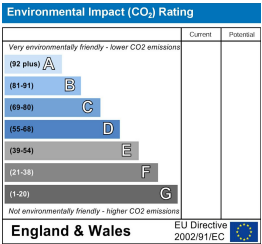
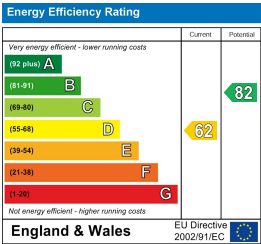
Located to the front of the property with access hatch to loft and benefiting from UPVC double glazed leaded windows, ceiling light point and gas central heating radiator

Bathroom 2.09 x 1.80

Comprising of a white three piece suite that consists of closed coupled W.C, pedestal wash hand basin, paneled bath with shower mixer taps and half tiled walls. Complimented with chrome effect curved ladder style gas central heating radiator, ceramic tiled wet areas and flooring. Benefits include ceiling light point and UPVC double glazed obscure windows to the rear elevation

Shower Room 1.96 x 1.76

Comprising of a white suite that consists of a pedestal wash hand basin, close coupled W.C corner shower cubical with Triton power shower. Complimented with chrome effect ladder style gas central heating radiator, ceramic tiled wet areas and flooring. Benefits include ceiling light point and UPVC double glazed obscure windows to the rear elevation



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