

PTN Estates

Residential Sales & Lettings



26 Braemar Avenue, Wordsley, Stourbridge, DY8

£290,000

Situated in a tranquil cul-de-sac on Braemar Avenue, Wordsley , this charming three-bedroom semi-detached house offers a perfect blend of modern comforts and delightful outdoor space. Upon entering, you will be greeted by a beautifully re-fitted kitchen, complete with a stylish range-styled cooker, ideal for culinary enthusiasts. The spacious lounge features a cosy log-burning fire, creating a warm and inviting atmosphere for family gatherings or quiet evenings in.

The property boasts a re-fitted bathroom, elegantly designed with tiled walls and flooring, ensuring both functionality and style. With gas central heating and UPVC double glazing throughout, you can enjoy a comfortable living environment all year round.

One of the standout features of this home is the expansive 27ft long garage, equipped with a remote door for added convenience. This space is perfect for parking or additional storage, catering to all your needs. The large driveway provides ample off-road parking, making it easy for family and guests to visit.

Step outside to discover a delightful rear garden, featuring an artificial lawn that requires minimal maintenance, allowing you to spend more time enjoying the outdoors. Additionally, a charming summer house offers a perfect retreat for relaxation or entertaining friends.

This property is an excellent opportunity for families or individuals seeking a comfortable home in a peaceful setting, while still being close to local amenities. Don't miss the chance to make this lovely house your new home.

Hallway 1.35 x 1.24
Composite entrance doors, ceiling light point, stairs to first floor, door to the lounge and arch to kitchen

Lounge 4.87 x 3.09
Upvc double glazed window to the front and side elevation, ceiling light point and two wall lights, laminate flooring, fireplace with log burner

Kitchen / Diner 4.87 x 4.05 (max)
Stylish fitted kitchen with wall and base units, white one and half bowl sink units, rolled edge work surfaces, tiled splashbacks, plumbing for automatic washing machine, Stoves styed cooker with extractor hood, gas central heating radiator, two ceiling light points, laminate flooring, understairs storage cupboard, upvc double glazed window to the rear elevation and upvc double glazed French doors onto the rear garden

Landing 1.35(max) x 2.57(max)
Loft access hatch, ceiling light point and doors off to the three bedrooms and bathroom

Bedroom One 3.10 (max) x 4.02 *max)
Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point and built in wardrobes

Bedroom Two 3.45 (max) x 3.19
Upvc double glazed window to the front elevation, gas central heating radiator and ceiling light point

Bedroom Three 2.10 x 2.30
Upvc double glazed window to the front elevation, gas central heating radiator, ceiling light point and built in wardrobes

Bathroom 1.74 x 2.24
Comprising of an L' shaped bath with shower above, round wash hand basin in vanity unit, low flush wc, tiled walls and flooring, chrome towel radiator, inset spotlights, upvc double glazed window to the rear elevation

Garage 2.74m x 8.23m
Remote garage door, side door, power and lights

Summerhouse 2.61 x 4.79
Summer house with power and lights

Rear Garden
Easily maintained rear garden with paved patio, artificial lawn, storage shed and summerhouse, decked seating area

Important Information
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.

Energy Performance Certificate (EPC)
This property has an Energy Performance Certificate (EPC) rating of 70, indicating it is energy efficient. The EPC rating is based on the property's energy efficiency, taking into account factors such as insulation, heating system, and lighting. A rating of 70 is considered a good rating, suggesting that the property is well-insulated and has a relatively low energy consumption.

Environmental Impact (CO₂) Rating
This property has an Environmental Impact (CO₂) rating of 77, indicating it is environmentally friendly. The rating is based on the property's carbon footprint, taking into account factors such as the type of heating system, the energy source, and the property's size. A rating of 77 is considered a good rating, suggesting that the property has a relatively low carbon footprint.

Ground Floor
The ground floor of the property consists of a large lounge, a kitchen/diner, a hallway, and a bathroom. The lounge features a fireplace and a log burner, providing a warm and inviting atmosphere. The kitchen/diner is equipped with a range cooker and a sink unit. The hallway provides access to the other rooms and the rear garden. The bathroom is located at the rear of the property and includes a shower, a wash hand basin, and a toilet.

First Floor
The first floor of the property consists of three bedrooms and a bathroom. The bedrooms are of varying sizes and are all equipped with built-in wardrobes. The bathroom is located at the rear of the property and includes a shower, a wash hand basin, and a toilet. The first floor also features a landing area with a staircase leading up to the loft.

Loft
The loft of the property is accessible via a hatch from the landing. It is currently unused but has the potential to be converted into a fourth bedroom or a study. The loft is located directly above the first floor and is separated from the rest of the property by a solid roof.

Garage
The property has a detached garage with a remote door. It is 2.74m wide and 8.23m deep. The garage is suitable for storing a car and has the potential to be used as a workshop or a storage area. It is located at the rear of the property and is accessible via a side door.

Summerhouse
The property has a summerhouse located in the rear garden. It is 2.61m wide and 4.79m deep. The summerhouse is made of wood and has a pitched roof. It is suitable for use as a garden office, a storage shed, or a place to relax. It is located at the rear of the property and is accessible via a decked seating area.

Rear Garden
The property has a rear garden with a paved patio, artificial lawn, storage shed, and summerhouse. The garden is well-maintained and provides a pleasant outdoor space for relaxation and entertainment. It is located at the rear of the property and is accessible via French doors from the kitchen/diner.

Decked Seating Area
The property has a decked seating area located in the rear garden. It is made of wood and is suitable for outdoor furniture. The decking provides a pleasant outdoor space for relaxation and entertainment. It is located at the rear of the property and is accessible via a side door.

Artificial Lawn
The property has an artificial lawn located in the rear garden. It is made of synthetic grass and provides a low-maintenance outdoor space. The artificial lawn is suitable for children and pets and is located at the rear of the property.

Storage Shed
The property has a storage shed located in the rear garden. It is made of wood and is suitable for storing garden tools, equipment, and other items. The shed is located at the rear of the property and is accessible via a side door.

French Doors
The property has French doors located in the kitchen/diner. They provide access to the rear garden and are made of wood with multiple panes of glass. The French doors are located at the rear of the property and are a feature of the kitchen/diner.

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.