

PTN Estates

Residential Sales & Lettings



28 Guardians Walk, , Stourbridge, DY8 5TH

£290,000

Situated on a quiet road within a conservation area of the old Wordsley Hospital, this modern semi-detached house offers a delightful blend of comfort and style. The property features three generously sized bedrooms, making it an ideal home for families or those seeking extra space.

The dining kitchen is a standout feature, showcasing a recently re-fitted grey kitchen equipped with modern appliances, including a built-in fridge/freezer, oven, hob, microwave, and dishwasher. The centre island adds a touch of elegance and functionality, while the adjoining utility room provides convenient plumbing for a washing machine.

There is an attractive lounge that boasts French doors leading to a lovely rear garden, perfect for enjoying the outdoors and stairs to the first floor.

The master bedroom benefits from an en-suite shower room, ensuring privacy and comfort, while the additional bathroom serves the other two bedrooms. A portion of the garage has been thoughtfully retained as a storage area, providing ample space for your belongings.

Outside, the property boasts a delightful rear garden with a paved patio, ideal for entertaining or simply relaxing in the sun. The double driveway has been recently paved, offering parking for two vehicles, a valuable asset in this sought-after location.

Situated on a quiet road within a conservation area of the old Wordsley Hospital, this home combines modern living with a peaceful environment. With gas central heating and UPVC double glazing throughout, this property is both energy-efficient and comfortable. This is a wonderful opportunity to acquire a well-appointed home in a desirable area.

Re-fitted Dining Kitchen 3.23 x 4.24

Re-fitted dining kitchen with stylish grey wall and base units with brass effect handles with display cabinets, rolled edge work surfaces, sink unit, oven, hob and extractor, microwave and breakfast bar, upbc double glazed window to the front elevation, newly fitted composite entrance door, wood effect flooring, two ceiling light points and insets, column gas central heating radiator, door to utility and door to lounge

Utility 2.37 x 2.66

Wall and base units, plumbing for washing machine, gas central heating radiator, laminate flooring, ceiling light point and upvc double glazed door to the rear elevation

Lounge 5.72 x 3.42

Upvc double glazed window and French doors to the rear garden, two ceiling light points, gas central heating radiator and stairs to the first floor

Landing

Upvc double glazed window to the side elevation, ceiling light point, door to airing cupboard, bathroom and three bedrooms

Bedroom One 3.06 x 3.43

Upvc double glazed window to front elevation, ceiling light point, gas central heating, recess for wardrobes, door to en-suite

En-Suite

Shower cubicle with shower above, low flush wc, pedestal wash hand basin, tiled floors, part tiled walls, gas central heating radiator, upvc double glazed window to the front elevation

Bedroom Two 3.46 x 2.90

Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point

Bedroom Three 2.40 x 2.73

Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

Bathroom

Panelled in bath, low flush wc, pedestal wash hand basin, tiled floor, gas central heating radiator, upvc double glazed window to the side elevation

Rear Garden

Delightful rear garden, paved patio, lawn, side access gate

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) and Environmental Impact (CO₂) Rating information for this property.

The Energy Performance Certificate (EPC) and Environmental Impact (CO₂) Rating are required by law for all properties being sold or rented in the UK. The EPC provides information on the energy efficiency of the property, while the CO₂ Rating provides information on the property's carbon footprint.

The EPC and CO₂ Rating are calculated based on a number of factors, including the property's construction, heating system, and insulation. The EPC is graded from A (most efficient) to G (least efficient), while the CO₂ Rating is graded from A (lowest emissions) to G (highest emissions).

The EPC and CO₂ Rating are valid for 10 years. However, the EPC must be updated if the property's energy efficiency or CO₂ emissions change significantly.

The EPC and CO₂ Rating are available to view on the property's Energy Performance Certificate (EPC) report. The EPC report also provides information on the property's energy efficiency measures and recommendations for improvement.

The EPC and CO₂ Rating are important factors to consider when buying or renting a property. They provide valuable information on the property's energy efficiency and carbon footprint, which can help you make informed decisions about your property investment.

The EPC and CO₂ Rating are also important factors to consider when selling a property. They can help you attract potential buyers and negotiate a better price for your property.

The EPC and CO₂ Rating are also important factors to consider when renting a property. They can help you choose a property that is energy efficient and has a low carbon footprint, which can save you money on your energy bills.

The EPC and CO₂ Rating are also important factors to consider when buying a new property. They can help you choose a property that is energy efficient and has a low carbon footprint, which can save you money on your energy bills.

The EPC and CO₂ Rating are also important factors to consider when buying a property that is being sold or rented. They can help you negotiate a better price for your property.

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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.