

PTN Estates

Residential Sales & Lettings



31 Grayling Road, , Stourbridge, DY9 7AZ

£300,000

Located within the desirable cul de sac of Grayling Road in Stourbridge, this free hold extended three-bedroom semi-detached house with NO UPWARD CHAIN offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious hallway that leads into the open-plan lounge and dining area, ideal for both relaxation and entertaining. The contemporary kitchen seamlessly integrates with the living space, creating a warm and inviting atmosphere for family gatherings.

The property boasts three well-proportioned bedrooms, with the master suite featuring fitted wardrobes, a dressing table, and a private ensuite shower room, providing a tranquil retreat. The additional two bedrooms are versatile and can be adapted to suit your needs, whether as guest rooms, children's rooms, or a home office.

Convenience is key, with a ground floor cloakroom/W.C and a separate utility room that enhances the practicality of daily living. This home is perfect for families or professionals seeking a comfortable and stylish residence in a sought-after location.

With its excellent local amenities, schools, and transport links, this property is not just a house but a place to create lasting memories. Don't miss the opportunity to make this charming home your own.

Council Tax C

Approach

Number 31 is located on the left hand side as you drive down the cul de sac of Grayling Road. Recognised by a tarmacadam driveway which is shaped and edged with block paving and well stocked, shaped, colourful borders. Side gate leads to the rear garden

Hallway

Entered through a composite front door with UPVC double glazing each side into this bright and spacious hallway with wood effect flooring, gas central heating, ceiling light point and handy under stairs cupboard. Oak effect doors lead to the cloakroom/W.C and lounge

Cloakroom/W.C 1.22 x 1.38

Comprising of a stylish combination vanity suite with wash hand basin and W.C. Benefits include wood effect flooring, gas central heating, ceiling light point and tasteful tiled splash back

Extended open plan lounge 5.67 max x 7.64

This truly magnificent lounge which is full of natural light thanks to the sky lights, UPVC double glazed French doors and UPVC double glazing to the most delightful rear garden The main focal point has to be the wonderful real log burning fire, along with illuminated recess either side for log storage. Benefits include gas central heating and ceiling light points. This amazing size lounge sweeps round in a L shape to incorporate a distinctive dining area. Benefits include ceiling light points, and stylish gun metal vertical gas radiators.

Kitchen 2.71 x 5.15

This fabulous fitted kitchen with breakfast bar comprises of oak effect shaker style base and wall units with illumination. Complimented with marble effect work surface, built in electric oven, gas hob, chimney style extractor hood and microwave. The main talking point would be the lavish fitted single and a half sink unit made of black glass and stainless steel enhanced with a high rise basin mixer tap. Benefits include Camaro flooring and splash back, along with recess and plumbing for a dish washer and double fridge freezer. Further benefits include gun metal vertical gas radiator, ceiling light and spot lights, A UPVC door leads to the side elevation, glazed door leads to the lounge and an oak effect door leads to the utility room

Utility Room 2.28 x 1.86

Comprising of co ordinating flooring, tiled splash back , base and wall units, along with work top to the kitchen. Complimented with stainless steel effect sink unit and mixer tap. Benefits include ceiling spot lights, chrome ladder style gas radiator, plumbing for an automatic washing machine and tumble dryer, Door leads to the garage storage area.

Garage Storage 2.06 x 4.02

This handy storage area with wall mounted Ideal boiler was formally the garage. It benefits from which has an abundance of shelves, ceiling lighting and an electric roller shutter door to the driveway.

Landing 2.47 x 0.78

With access hatch to loft which is boarded and ceiling light point, doors lead to the three bedrooms and bathroom

Master Bedroom 4.08 x 3.33

Located to the rear elevation and boasting an array of superior fitted oak effect wardrobes, dressing table and bed side drawers. Benefits include UPVC double glazing, gas central heating and ceiling light point.. Oak effect door leads into the ensuite shower room

Ensuite Shower Room 1.90 x 1.47

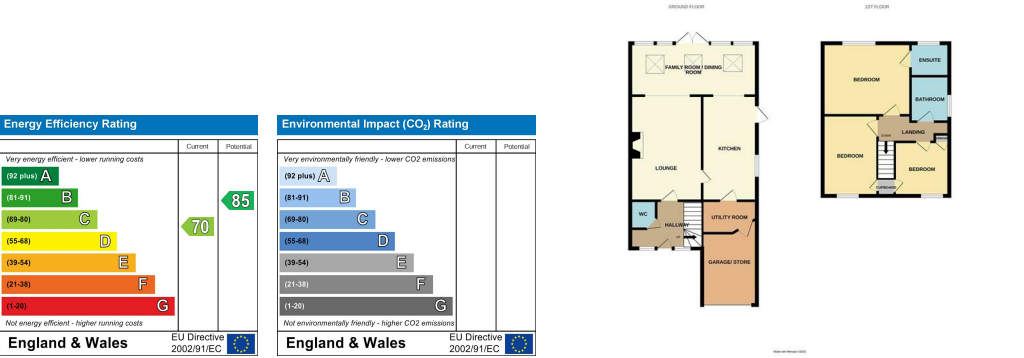
Comprising of a very stylish combination vanity unit with W.C and wash hand basin, walk in double shower cubical with a rain fall thermostatic shower and hand set. Benefits include shaver point, ceiling spot lights, Obscure UPVC double glazing to the rear elevation, tasteful ceramic tiles around wet areas and chrome ladder style gas heater.

Bedroom Two 2.54 x 3.47

Located to the front elevation with ceiling light point, gas central heating and UPVC double glazing. There is also a built in cupboard with shelving.

Bedroom Three 2.44 x 2.57

Located to the front elevation with ceiling light point, gas central heating and UPVC double glazing. There are also two handy built in cupboards with shelving.



Accuracy of Brochures

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Services/Disclaimer

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