



Taylors

Ankadine Road, Penfields, Stourbridge, DY8 4UG

3 1 1



Perfectly positioned close to Stourbridge Town Centre and within easy reach of Stourbridge Train Station, this attractive three-bedroom semi-detached home offers a wonderful blend of convenience, comfort and charm.

To the front, the property benefits from driveway parking and access into a useful garage. A welcoming entrance hall leads into a modern fitted kitchen, positioned at the front of the home, complete with a door providing direct access to the garage. To the rear, the spacious living room enjoys views over the garden and opens out onto a delightful patio area, ideal for relaxing or entertaining. The rear garden has been thoughtfully landscaped with a variety of shrubs and plants, creating a tranquil outdoor retreat.

Upstairs, the first floor comprises a generous main bedroom, two further well-proportioned bedrooms, and a contemporary fitted shower room.

This lovely home is ideal for anyone seeking a property within easy reach of excellent transport links and the many amenities of Stourbridge.

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC D

Entrance Hall - 1.75m x 1.68m (5'9" x 5'6") At widest points

Storage Cupboard

Kitchen - 3.96m x 2.26m (13'0" x 7'5") At widest points

Living Room - 4.8m x 3.48m (15'9" x 11'5") At widest points

First Floor Landing - 3.1m x 1.73m (10'2" x 5'8") At widest points

Bedroom One - 4.88m x 3.56m (16'0" x 11'8") At widest points

Bedroom Two - 2.9m x 2.79m (9'6" x 9'2") At widest points

Bedroom Three - 2.9m x 1.96m (9'6" x 6'5") At widest points

Shower Room - 2.34m x 1.63m (7'8" x 5'4") At widest points

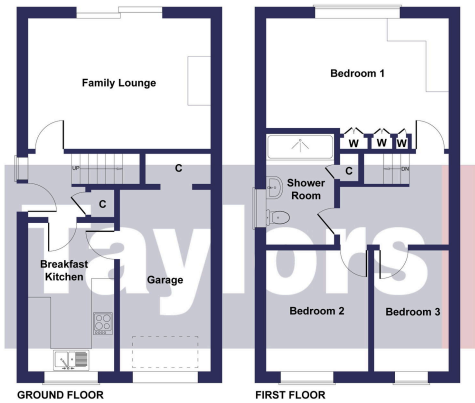
Garage - 4.98m x 2.44m (16'4" x 8'0") At widest points





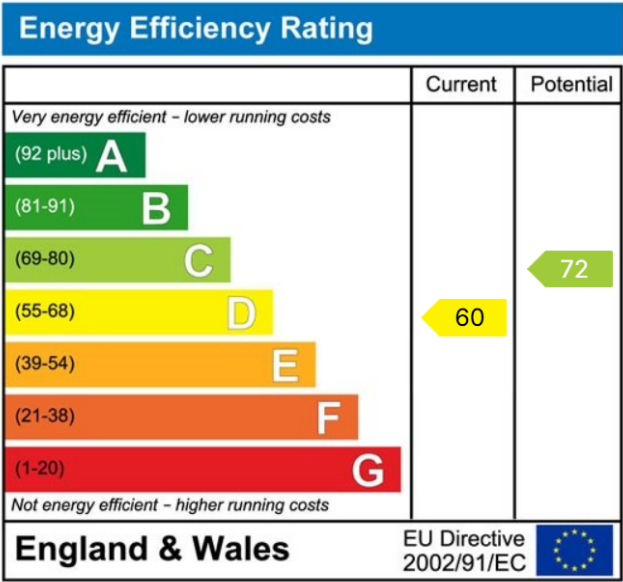
- THREE BEDROOM SEMI DETACHED HOME
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- BEAUTIFUL SHOWER ROOM
- GARAGE AND OFF ROAD PARKING
- TRANQUIL REAR GARDEN
- SPACIOUS LIVING ROOM

Ankadine Road, Stourbridge, DY8 4UG



FOR GUIDE PURPOSES ONLY:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.