

PTN Estates

Residential Sales & Lettings



14 Meadow Park Road, , Stourbridge, DY8 4TU

£225,000

Nestled in the desirable cul-de-sac of Meadow Park Road, Stourbridge, this charming semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two well-proportioned bedrooms, with the master featuring built-in wardrobes, providing ample storage space.

Upon entering, you are greeted by a fitted kitchen, which showcases a stylish beech effect finish, complete with a cooker and extractor. The heart of this home is the splendid lounge that exudes warmth and character, enhanced by an electric effect log burner set within a modern fireplace, perfect for cosy evenings.

The attractive bathroom is thoughtfully designed, featuring a shower over the bath, ensuring convenience for all family members. The property benefits from gas central heating and upvc double glazing, ensuring a warm and inviting atmosphere throughout the year.

One of the standout features of this home is the delightful south-facing rear garden, providing a perfect space for outdoor relaxation and entertaining. Additionally, the property offers parking for two vehicles, a valuable asset in this sought-after area.

This semi-detached house is not just a home; it is a lifestyle choice, situated in a friendly neighbourhood that is close to local amenities and transport links. With its appealing features and prime location, this property is sure to attract considerable interest. Do not miss the chance to make this lovely house your new home.

Entrance hall 1.6 x 0.8

Complete with composite front door, storage cupboard and ceiling light point

Kitchen 2.1 x 3m

Benefits include wall and floor units in beach effect, gas cooker with extractor, plumbing for automatic washing machine, double sink and draining board, roll edge worktops and attractive splashback tiling complete with undercover lighting, UPVC double glazed window to front elevation, ceiling light point and double gas central heated radiator

Lounge 4.7 x 3.8

Complete with under stair storage cupboard, ceiling light point, double gas central heated radiator, feature fireplace with insert fire, hearth and surround, UPVC double glazed bay window to rear garden and stairs rising to 1st floor landing

Bedroom 1 2.8 x 3.8

Completely loft access hatch, UPVC double glazed window to rear elevation, gas central heated radiator, ceiling light point, storage cupboard over stairs and large fitted wardrobes

Bedroom 2 2.2 x 3.8

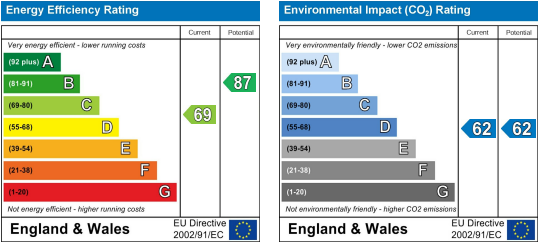
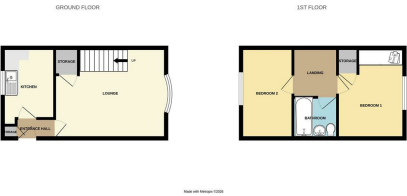
complete with UPVC double glazed window to front elevation, gas central heated radiator and ceiling light point

Bathroom 1.9 x 1.8

Complete with three-piece white suite consisting of low flush WC, pedestal basin and panel in bath complete with electric shower over bath with glass shower screen, spotlights, obscure UPVC double glazed window to side elevation and gas central heated radiator

Rear Garden

South facing rear garden complete with fully fenced borders and side access gate



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.