Perrins Lane, Stourbridge, DY9 8XP

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Summary...

A perfect example of a traditional and beautifully presented three bedroom detached family home with stunning views across Stevens Park. Benefitting from a completely replaced roof and a driveway for up to three cars; the property has been heavily improved by the current sellers and offers turn-key accommodation which briefly comprises of porch and welcoming entrance hall, well appointed sitting room into bay, spacious lounge with feature fire place and french doors to rear garden, stunning kitchen diner complete with Quartz worksurfaces and guest WC completing the ground floor. Continuing upstairs leads to three well proportioned bedrooms with bedroom one having fitted wardrobes and bay window, and modern shower room. The rear garden is thoughtfully laid-out with a variety of private seating areas, mature shrubs and gated side access. Additional benefits include being closely located to reputable nearby schools and Stourbridge Junction, walks across open fields and is offered with no upward chain. Viewings are highly recommended to appreciate what this lovely property has to offer.

Front of The Property
To the front of the property there is a block paved driveway complete with wrought iron decorative railings, lawn to side, gated side access and double glazed doors to porch.

Porch
With double glazed doors leading from the front of the property, feature door and stained glass window to entrance hall.

Entrance Hall
With a feature door and stained glass window from porch, stairs to first floor landing with nook underneath, doors to various rooms, dado rail, wooden floor, feature stained glass windows to front and side and a central heating radiator.

Sitting Room
14'1" x 12'5"
With a door leading from entrance hall, space for seating, picture rail, wooden floor, double glazed stained glass bay window to front with bespoke fitted shutters and a central heating radiator.

Lounge
17'4" x 10'9" max
With a door leading from entrance hall, space for seating, feature fire place with gas fire, coving and ceiling rose, wooden floor, double glazed bay window with french doors leading to rear garden and a central heating radiator.

Kitchen Diner
18'8" x 10'2"
With a door leading from entrance hall, fitted with a range of matching wall and base units, Quartz worksurfaces with matching upstands, ceramic sink and drainer, space for oven, cooker hood over, dishwasher, washing machine, space for American-style fridge freezer and dining table, housed central heating boiler, recessed spotlights, double glazed windows and doors to rear garden and wall mounted electric heater.

WC
With a door leading from entrance hall, WC, wash hand basin, tiled splashback, loft access, space for cloaks, wooden floor, double glazed window to side and a central heating radiator.

Landing
With stairs leading from entrance hall, doors to various rooms, dado rail, double glazed stained glass window to side and a central heating radiator.

Bedroom One
17'4" x 10'9" max
With a door leading from landing, fitted wardrobes, space for seating, picture rail, double glazed stained glass bay window to front with bespoke fitted shutters and a central heating radiator.

Bedroom Two
12'5" x 10'9"
With a door leading from landing, picture rail, double glazed stained glass window to front with bespoke fitted shutters and a central heating radiator.

Bedroom Three
7'10" x 10'2" max
With a door leading from landing, picture rail, cupboard, double glazed window to rear and a central heating radiator.

Garden
With double glazed doors leading from lounge and kitchen diner to a decked seating area, patio seating, decorative chipping stones, raised sleepers, mature shrub borders, partly walled, well maintained lawn, elevated decked seating with views across Stevens Park, outside light, tap, power and gated side access leading to the front of the property.

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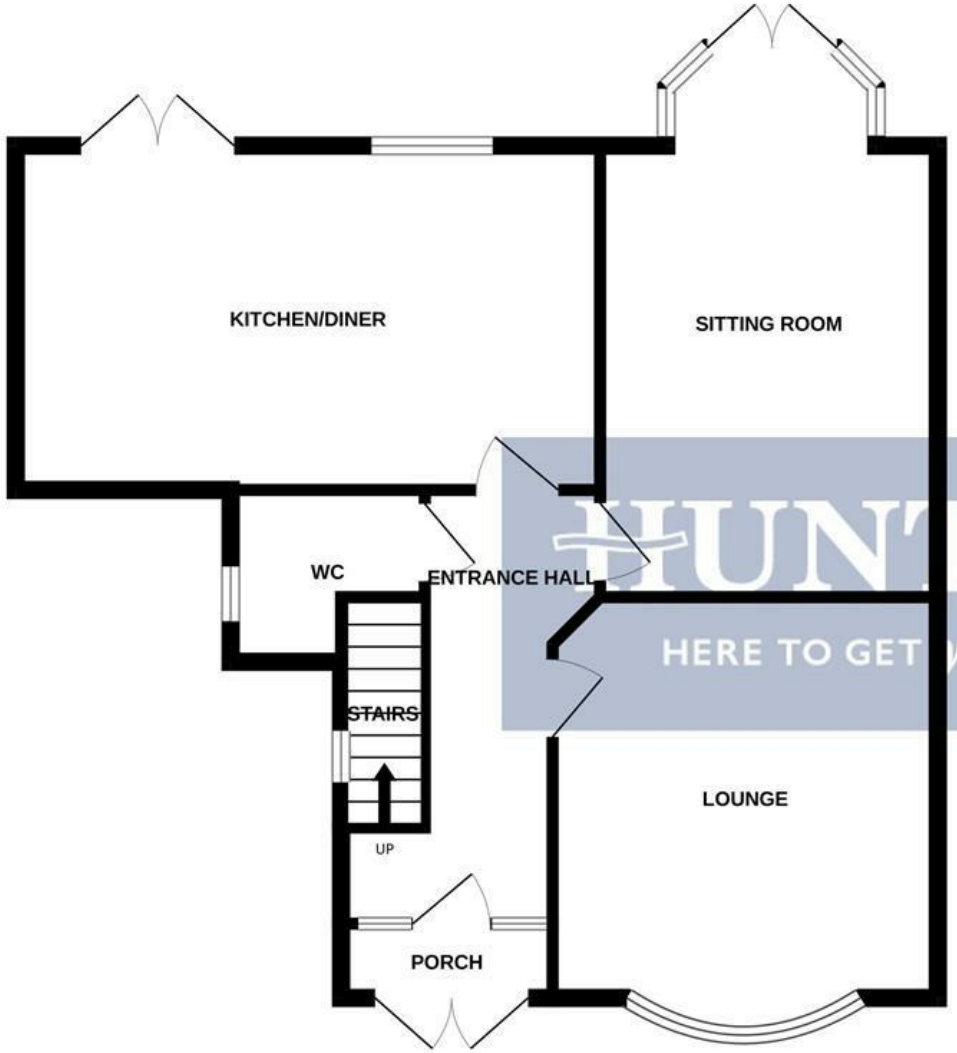
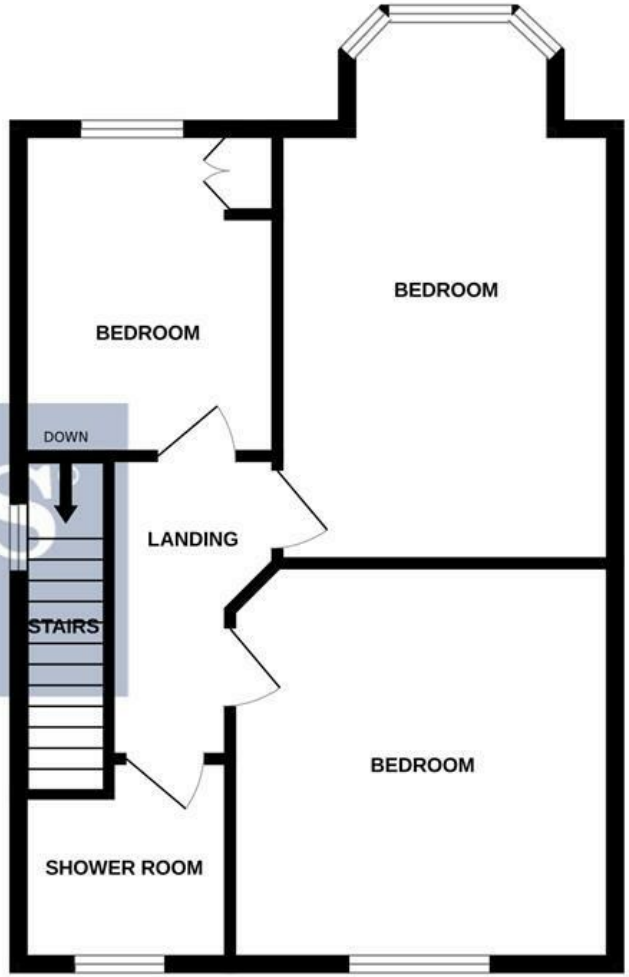
GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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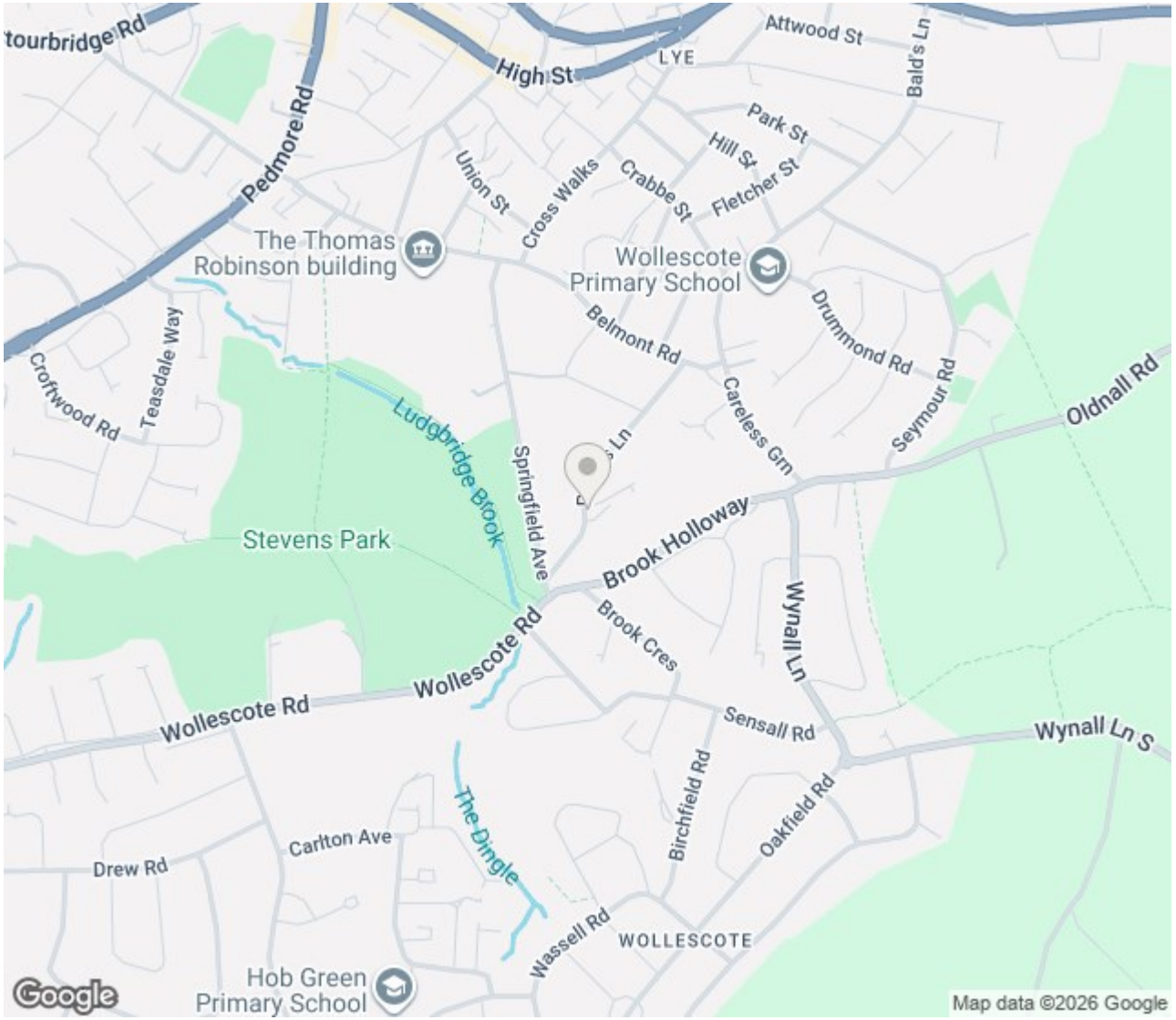
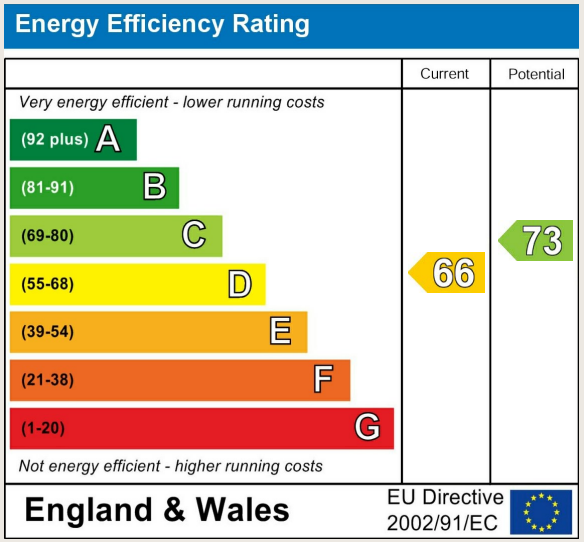


ENERGY PERFORMANCE CERTIFICATE



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