

PTN Estates

Residential Sales & Lettings



6 Lawrence Street, , Stourbridge, DY9 7AS

£240,000

Welcome to this charming end town house located on Lawrence Street in the heart of Stourbridge. This delightful property boasts three bedrooms, making it an ideal home for families or those seeking extra space. The house features a comfortable reception room, perfect for relaxing or entertaining guests.

One of the standout features of this home is the ample storage it offers, including a garage and a convenient storage shed, ensuring you have plenty of room for all your belongings. The fully equipped kitchen is ready for you to create culinary delights, providing a functional space for everyday cooking.

In addition to its many attributes, this property is set to soon benefit from new UPVC double glazed windows, enhancing energy efficiency and comfort. Currently, it is fitted with double glazed wooden windows.

Situated in a desirable area, this house is well-connected to local amenities and transport links, making it a perfect choice for those who appreciate both convenience and community. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to create lasting memories in a lovely setting. Don't miss your chance to view this delightful home.

Hallway
Gas central heating radiator, ceiling light point, stairs to first floor.

Lounge 3.49 x 4.39 (max)
Gas central heating radiator, electric fireplace, ceiling light point, useful under-stairs storage cupboard and double-glazed window to front elevation.

Kitchen 4.4 x 2.9
Wall and base units, integrated fridge and freezer, integrated dishwasher, integrated washing machine, double oven, gas hob with extractor fan over, Worcester boiler, gas central heating radiator, inset spotlights, ceiling light point to dining area and sliding doors leading to the rear garden. Double glazed window over stainless steel sink to rear elevation.

Landing 1.8 x 1.8 (max)
Storage cupboard, loft access hatch and ceiling light point.

Bathroom 1.67 x 1.86
Bath with shower over, wash hand basin set within vanity unit with waterfall tap, extractor fan, gas central heating radiator, inset spotlights and double-glazed window.

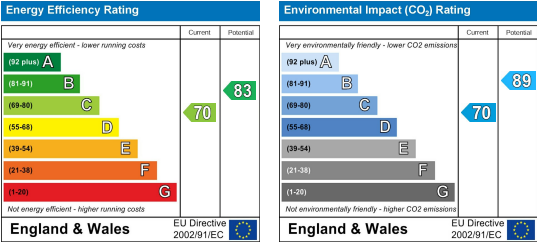
Bedroom one 4.4 x 2.55 (max)
Two double-glazed windows to front elevation, gas central heating radiator, ceiling light point and storage cupboard with bulkhead.

Bedroom two 2.61 x 2.76
Gas central heating radiator, ceiling light point, double glazed window to rear elevation.

Bedroom Three 1.72 x 2.91
Gas central heating radiator, ceiling light point, double glazed window to rear elevation.

Garage 2.61 x 4.97
Up and over door, lights and power.

Garden
Storage shed at back of garden, water tap, light switch, side gate entry.



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.