



Taylors

Clent Road, Penfields, Stourbridge, DY8 4LN

 3  2  2



Situated on the popular Penfields in Stourbridge, this attractive three-bedroom semi-detached home offers well-proportioned accommodation ideal for families, conveniently located close to Stourbridge town centre and a wide range of local amenities.

The property is approached via a driveway providing off-road parking and opens into a welcoming entrance hall. To the front of the home is a fitted kitchen complete with oven and hob, with a door leading through to a versatile study/playroom, benefiting from a useful storage cupboard.

To the rear is a good-sized living room, featuring doors that open into the conservatory, creating an excellent space for both relaxing and entertaining. The conservatory enjoys views of and access to the low-maintenance rear garden, which is mainly laid to lawn with established shrubs.

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 1.65m (5'9" x 5'5") At widest points

Kitchen - 3.86m x 2.29m (12'8" x 7'6") At widest points

Study - 4.06m x 2.51m (13'4" x 8'3") At widest points

Plus useful storage cupboard

Living Room - 4.88m x 3.71m (16'0" x 12'2") At widest points

Conservatory - 3.73m x 2.77m (12'3" x 9'1") At widest points

First Floor Landing - 2.92m x 1.75m (9'7" x 5'9") At widest points

Bathroom - 2.34m x 1.73m (7'8" x 5'8") At widest points

Bedroom One - 3.48m x 3.43m (11'5" x 11'3") Plus fitted wardrobes

Ensuite - 2.87m x 0.71m (9'5" x 2'4") At widest points

Bedroom Two - 2.79m x 2.77m (9'2" x 9'1") At widest points

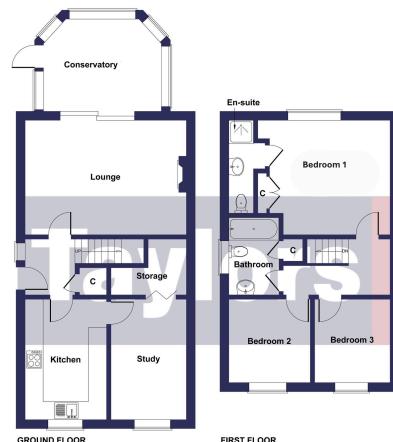
Bedroom Three - 2.77m x 1.98m (9'1" x 6'6") At widest points





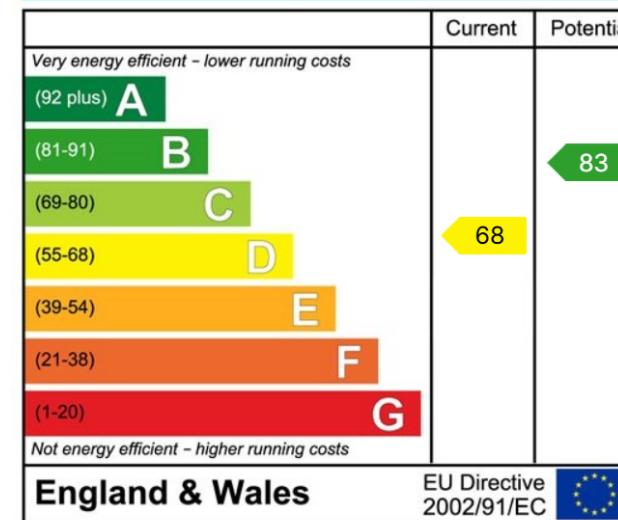
- EN SUITE SHOWER ROOM
- THREE BEDROOMS
- OFF ROAD PARKING
- CONSERVATORY
- CONVENIENT LOCATION
- GOOD SIZE LIVING ROOM

Cleint Road, Stourbridge, West Midlands, DY8 4LN



FOR GUIDE PURPOSES ONLY:
Whilst every effort has been made to ensure 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 solely for the purpose of providing a guide and is not sufficient for any other 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).

Energy Efficiency Rating



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.