

PTN Estates

Residential Sales & Lettings



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3 Balmoral Road, , Wordsley, Stourbridge, DY8 5HR

£245,000

This well-presented extended semi-detached home offers comfortable and practical living accommodation, ideal for families or buyers looking for extra space. The property features three well-proportioned bedrooms, along with two spacious reception rooms, providing flexible living and dining space.

The home also benefits from a well-appointed family bathroom and a practical layout throughout, making it perfectly suited for everyday living.

Outside, the property includes a garage with both front and rear access, offering useful storage and convenience. The garden provides a pleasant outdoor space to enjoy and has plenty of potential for keen gardeners.

Situated in a popular residential area, the property is close to local amenities, schools, and transport links. It is also conveniently located near the entrance to the woodland walks by Ashwood Park Primary School offering easy access to green open spaces.

Offered for sale with no upward chain, this property presents an excellent opportunity for buyers looking to move straight into a well-located home.

Hallway

Upvc double glazed entrance door, ceiling light point, gas central heating radiator, stairs leading to first floor and entrance to living room.

Lounge 3.66 x 4.08 (max)

Fire place with built in gas fire, gas central heating radiator, double glazed UPVC windows to front elevation, ceiling light point and two wall light points.

Dining room 2.33 x 2.52

Gas central heating radiator, ceiling light point and wall light point, entrance to family room through a sliding door and entrance to kitchen

Kitchen 2.17 x 2.46

ceiling light point, door leading to side garden, storage cupboard under stairs, wall and base units. single glazed window looking into family room

Family Room 4.78 x 2.43

Ceiling light point, gas central heating radiator, UPVC double glazed window facing rear elevation, sliding doors for entrance to rear garden.

Landing

UPVC double glazed window, ceiling light point, airing cupboard, access hatch to loft (Boiler is in the loft)

Bedroom one 2.82 x 3.20

Facing front elevation, ceiling light point, gas central heating radiator, UPVC double glazed window.

Bedroom two 2.57 x 3.42

Facing rear elevation, UPVC double glazed window, gas central heating radiator, ceiling light point

Bedroom 3 2.05 x 2.48

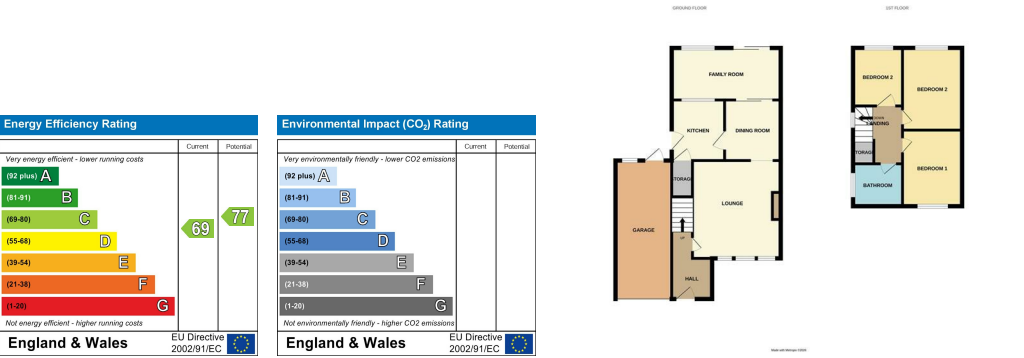
Ceiling light point, UPVC double glazed window facing rear elevation, gas central heating radiator.

Shower room 1.80 x 1.77

Re-fitted shower room with corner shower cubicle with Triton shower, low flush wc and wash hand basin fitted in vanity unit with UPVC opaque double glazed windows, ceiling light point, gas radiator

Garden

Delightful rear garden with decked patio



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.