



Taylors

Lickey Road, Penfields, Stourbridge, West Midlands, DY8 4UB

3 1 1



Situated on a generous corner plot in the Penfields area of Stourbridge, this three bedroom detached family home offers fantastic potential for buyers looking to create their ideal home. Boasting off road parking, a garage, and well proportioned accommodation throughout, this property is perfectly positioned close to Stourbridge town centre, excellent local amenities, and the train station.

The property is approached via a foregarden and driveway, with an entrance porch leading into a welcoming entrance hall. The spacious living room provides an excellent space for family living and opens into a bright conservatory overlooking the rear garden. The fitted kitchen offers ample storage and has a door leading directly into the garage, where there is also access to a convenient downstairs WC.

Stairs rise from the entrance hall to the first floor, where there are three bedrooms and a shower room.

Externally, the property enjoys a pleasant rear garden with a patio area, ideal for outdoor dining and entertaining. Steps lead up to a private lawned garden with a range of mature shrubs, creating an attractive and secluded outdoor space. Side access adds further convenience. The property also benefits from off road parking and a garage.

Offering excellent scope to modernise and personalise, this is a wonderful opportunity to purchase a family home in a popular residential location and truly put your own stamp on it.

Early viewing is highly recommended.

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC D.

Entrance Hall - 1.75m x 1.57m (5'9" x 5'2") At widest point

Kitchen - 4.06m x 2.24m (13'4" x 7'4") At widest points

Living Room - 4.8m x 3.68m (15'9" x 12'1") At widest points

Conservatory - 3.25m x 2.29m (10'8" x 7'6") At widest points

WC - 2.16m x 0.84m (7'1" x 2'9")

First Floor Landing - 3.07m x 1.85m (10'1" x 6'1") At widest points

Bedroom One - 4.8m x 2.92m (15'9" x 9'7") At widest points

Bedroom Two - 2.9m x 2.77m (9'6" x 9'1") At widest points

Bedroom Three - 2.9m x 1.93m (9'6" x 6'4") At widest points

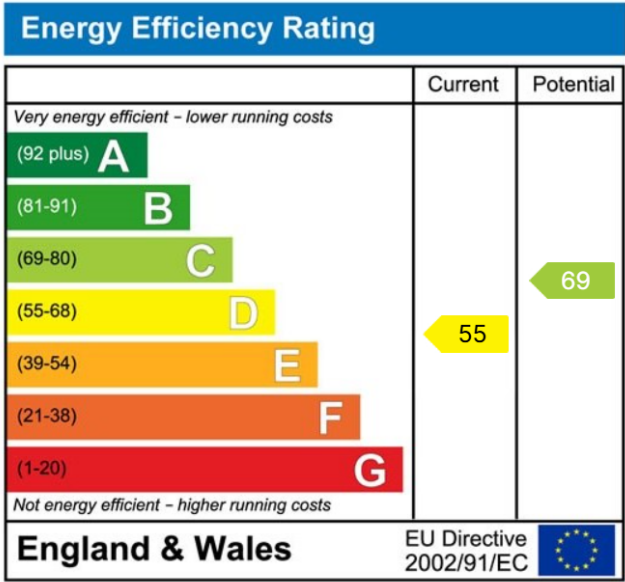
Shower Room - 2.36m x 1.65m (7'9" x 5'5") At widest points

Garage - 5.26m x 2.44m (17'3" x 8'0")





- DETACHED FAMILY HOME
- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- IDEALLY LOCATED FOR STOURBRIDGE TOWN AND TRAIN STATION
- OFF ROAD PARKING
- GOOD SIZE CORNER PLOT



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.