

PTN Estates

Residential Sales & Lettings



49 Meadow Park Road, , Stourbridge, DY8 4TU

£240,000

Nestled in the serene Meadow Park Road, Stourbridge, this charming bungalow offers a delightful living experience for those aged 55 and over. With two well-proportioned bedrooms, this property is perfect for individuals or couples seeking a comfortable and manageable home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The bungalow features a well-appointed bathroom, ensuring convenience and ease of living.

One of the standout features of this property is the bright conservatory, surrounded by windows that allow natural light to flood in, creating a cheerful space to enjoy your morning coffee or unwind with a good book. The private garden offers a tranquil retreat, perfect for gardening enthusiasts or those who simply wish to enjoy the outdoors in a peaceful setting.

For added convenience, the property includes a garage for storage, as well as a private driveway, ensuring that parking is never a concern.

This bungalow is not just a home; it is a lifestyle choice, offering a perfect blend of comfort, privacy, and community. If you are looking for a peaceful retreat in a lovely area, this property on Meadow Park Road is certainly worth considering.

Hallway

Side entrance to the property that takes you straight into a hallway with two storage cupboards, an opening to the kitchen, and a door to the lounge.

Lounge 3.5 x 5.16

Gas central heating radiator, UPVC double glazed window to front elevation, ceiling light point,

Kitchen 1.78 x 2.64

UPVC double glazed window to front elevation, gas hob, wall and base units,

Bathroom 1.78 x 1.79

UPVC double glazed obscure window to side elevation, ceiling light point, Mira electric shower over bath. Gas central heating radiator

Bedroom one 2.79 x 3.18

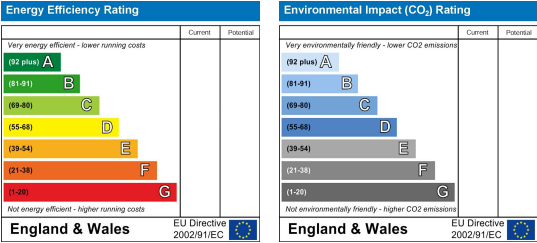
Ceiling light point, gas central heading radiator, UPVC double glazed window looking into the conservatory, Fitted wardrobes

Bedroom two 2.52 x 2.2

ceiling light point, UPVC double glazed double doors to the conservatory, gas central heating radiator,

Conservatory 4.98 x 2.22

UPVC double glazed windows and double doors, ceiling light fan, views onto rear elevation



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.