

# PTN Estates

Residential Sales & Lettings



33 Corbett Crescent, , Stourbridge, DY8 4JU

£249,995

This beautifully improved semi-detached house offers a delightful blend of comfort and modern living. Built in the 1940s, this property has been thoughtfully updated while retaining its classic appeal. Spanning approximately 990 square feet, it features three well-proportioned bedrooms, including a master suite complete with an ensuite shower room, providing a private retreat for relaxation.

The ground floor boasts a stylishly refitted dining kitchen, perfect for family meals and entertaining guests. Additionally, there is a convenient ground floor bathroom equipped with a shower over the bath catering to the needs of a busy household. The spacious lounge invites natural light, creating a warm and welcoming atmosphere throughout the home.

Outside, the property benefits from a driveway that accommodates up to three vehicles, ensuring ample parking for residents and visitors alike. The rear garden offers a lovely outdoor space, ideal for enjoying sunny days or hosting gatherings with family and friends.

This semi-detached house is not just a home; it is a lifestyle choice, situated in a friendly neighbourhood with easy access to local amenities and transport links. Whether you are a growing family or looking for a comfortable space to settle down, this property is sure to meet your needs. Do not miss the opportunity to make this charming house your new home.

**Approach**

Located close to the hospital, health centre, schools and the beautiful tranquil Corbett meadow dating back to eighteenth century. Set back from the road by a pebbled driveway with gated access to the rear garden

**Hallway 1.52 x 1.96**

Entered through a UPVC obscure glazed front door into the bright and airy hallway, with wood effect flooring, ceiling light point, gas central heating and UPVC double glazing to the side elevation. Doors lead to the bathroom and lounge, whilst stairs lead to the first floor

**Lounge 4.54 x 3.45**

The fabulous lounge boasts both size and a sunny aspect with UPVC double glazing to the front elevation, wood effect flooring, ceiling light point and gas central heating. Doorway leads into the kitchen

**Dining Kitchen 3.94 x 2.69**

Located to the rear of the property, enjoying an abundance of natural light and views over the delightful rear garden. This spacious kitchen comprises of both base and wall white gloss units, complimented with oak effect worktops, carbonate single and a half sink unit with mixer tap, built in electric oven, gas hob and chimney style extractor hood. Further enhanced with a handy walk in cupboard, tiled splashback and flooring. Benefits include UPVC double glazing and UPVC obscure glazed door to the rear elevation, gas central heating and ceiling spot lights. There is a wall mounted Worcester boiler and plumbing for an automatic washing machine

**Bathroom 1.43 x 2.65**

Located to the rear elevation and comprising of a couples bath with thermostatic shower over and screen, close coupled W.C and stylish vanity unit, inset with a wash hand basin. Complimented with chrome effect ladder style gas central heater in addition to tasteful tiled walls and flooring. Benefits include obscure UPVC double glazing and ceiling spot lights.

**Landing**

With ceiling spot lights and access hatch to loft

**Master Bedroom 3.99 x 3.46**

Located to the front elevation enjoying an abundance of natural light with UPVC double glazing, ceiling light point and gas central heating. Door way leads to the ensuite shower room

**Ensuite shower room 2.61x 1.87**

Comprising of a corner shower cubical with thermostatic shower, vanity unit inset with a couples wash hand basin and mixer tap and close coupled W.C. Complimented with tasteful tiled splash back and chrome effect, ladder style gas central heater. Benefits include obscure UPVC double glazing and ceiling spot lights

**Bedroom Two 3.78 max x 2.70**

Located to the rear elevation with UPVC double glazing, gas central heating and ceiling light point

**Bedroom Three 2.57 x 1.73**

Currently used as a dressing room with very large open door wardrobes. Benefiting from gas central heating, ceiling light point and UPVC double glazing

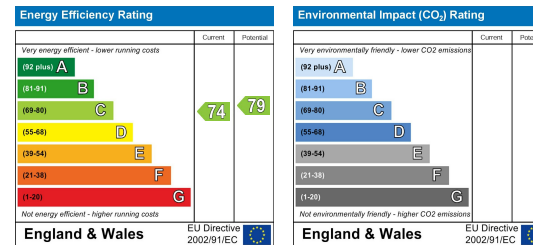
**Rear Garden**

This most delightful rear garden boasts a Sand ash grey effect sweeping paved patio with steps leading down to a shaped lawn

**Important Information**

All UK agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £35+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

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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**

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