

PTN Estates

Residential Sales & Lettings



30 Platts Crescent, , Stourbridge, DY8 4YZ

£235,000

Situated in the charming area of Platts Crescent, Stourbridge, this splendid end-terrace house offers a delightful blend of period features and modern living. This spacious double-fronted property has been thoughtfully extended to provide ample room for families or those seeking extra space.

With a generous 1,539 square feet of living area, the home boasts three substantial bedrooms, one of which includes a convenient ensuite bathroom. The separate family bathroom ensures that morning routines run smoothly for everyone. The heart of the home is undoubtedly the open-plan living and dining kitchen area, perfect for entertaining guests or enjoying family meals. Additionally, a separate sitting room provides a cosy retreat for relaxation.

Practicality is key, with a ground floor WC and a cellar offering extra storage options. The property is equipped with UPVC double glazing and gas central heating, ensuring comfort throughout the seasons. Outside, the courtyard garden presents a lovely space for outdoor enjoyment, whether it be for gardening or simply unwinding in the fresh air.

Importantly, this property comes with no upward chain, making it an ideal choice for those looking to move in without delay. This home is a rare find, combining character, space, and modern conveniences in a sought-after location. Do not miss the opportunity to make this charming residence your own.

Hallway
Composite entrance door, stairs to first floor, door to snug and door to lounge

Lounge 3.68 x 3.82
Upvc double glazed window to the front elevation, gas central heating radiator, inset spotlights, marble effect fire surround opening into dining room

Dining Room 2.45 x 6.15
Two gas central heating radiators, upvc double glazed door to the side elevation and Upvc double French doors onto the rear courtyard, two upvc double glazed windows, inset spotlights, opening to the kitchen and doors off to the utility cupboard and ground floor wc

Kitchen 3.37(max) X 2.99
Beech effect wall and base units, rolled edge work surfaces, stainless steel one and half bowl sink unit, gas hob, oven and extractor, plumbing for dish washer, tiled floor, inset spot lights

Utility Cupboard 1.25 x 1.49
Plumbing for automatic washing machine, wall cupboards and ceiling light points

W.C 1.01 x 1.35
Low flush wc, corner wall mounted wash hand basin, tiled floor, gas central heating radiator, upvc double glazed window to rear elevation, extractor fan, ceiling light point

Snug / Possible Bedroom Four 4.59 x 3.82
Upvc double glazed window to the front elevation, open fireplace, gas central heating radiator, upvc double glazing

Landing 3.39 x 0.94
Two wall lights, loft access hatch, roof window and doors off to the three bedrooms and bathroom

Bedroom One 2.45 x 6.13 (max)
Upvc double glazed French doors to Juliette balcony, two upvc double glazed windows to the side elevation, roof window, gas central heating radiator, two ceiling light points, two wall lights door to en-suite

En-suite 1.38 x 2.60
Low flush wc, wash hand basin, corner shower cubicle, tiled walls and floor, roof window, chrome towel radiator, ceiling light point

Bedroom Two 4.75(max) X 3.85
Two Upvc double glazed window to the front elevation, gas central heating radiator and ceiling light point

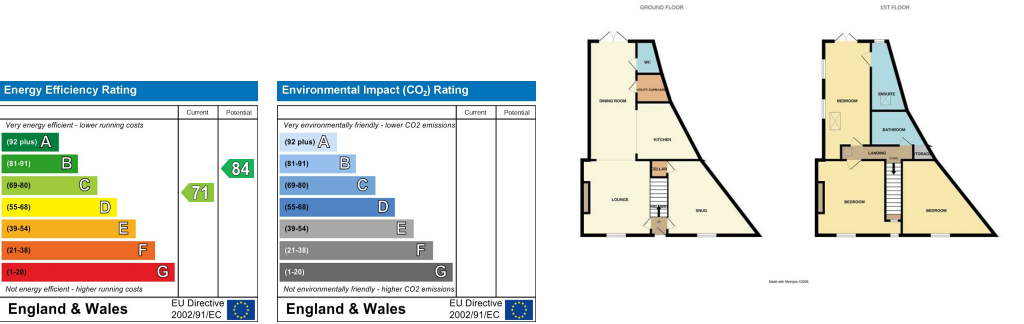
Bedroom Three 4.64 x 3.86
Upvc double glazed window to the front elevation, gas central heating radiator and ceiling light point

Bathroom 2.60 x 1.82
Panelled in bath, low flush wc, pedestal wash hand basin, ceiling light point, chrome towel radiator, cupboard housing boiler

Cellar

Rear Courtyard
Decked patio area, outside tap, side gate

Important Information
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Services/Disclaimer

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Transparency
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