

PTN Estates

Residential Sales & Lettings



45 The Poplars, Wordsley, Stourbridge, DY8 5SN

£250,000

Nestled in the charming area of The Poplars, Wordsley, Stourbridge, this splendid semi-detached house offers a delightful blend of comfort and modern living. With three generously sized double bedrooms, this property is perfect for families or those seeking extra space. The well-appointed through lounge features a full-length window and a glass door that opens directly onto the south-east facing rear garden, allowing for an abundance of natural light and a seamless connection to the outdoors.

The garden itself is a true highlight, backing onto the picturesque canal towpath, providing a serene setting for relaxation or outdoor activities.

The property boasts a refitted kitchen and a stylish refitted shower room, ensuring that modern conveniences are at your fingertips. Additional features include gas central heating and UPVC double glazing, which enhance energy efficiency and comfort throughout the home. For those with vehicles, there is ample parking available for two cars, along with a garage and driveway for added convenience.

This semi-detached house in Wordsley is not just a home; it is a lifestyle choice, offering a peaceful retreat while remaining close to local amenities and transport links. With its attractive features and prime location, this property is an excellent opportunity for anyone looking to settle in a welcoming community.

Hallway

Upvc entrance door, gas central heating radiator, ceiling light point, stairs to first floor and door to lounge and ground floor w.c

Through Lounge 2.91 (max) x 5.90

Upvc double glazed window to the side elevation and full length double glazed window and door to the rear garden, two ceiling light points, gas central heating radiator and door to the kitchen

Re-fitted Kitchen 2.70 x 3.01

Shake style kitchen units with wood effect work tops, black single drainer sink unit, induction hob, electric oven and extractor hood, gas central heating radiator, ceiling light point and upvc double glazed windows and door to rear garden

WC

Low flush wc, wash hand basin, extractor fan, ceiling spots

Landing

Full length obscure glazed window to the front elevation, ceiling light point, loft access hatch, cupboard housing Ariston Boiler and doors off to the three bedrooms and shower room

Bedroom One 2.90 x 3.41

Upvc double glazed window to the rear elevation, ceiling fan light and gas central heating radiator

Bedroom Two 2.46 (max) x 4.49

Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

Bedroom Three 2.47 x 3.27

Upvc double glazed window to the front elevation, gas central heating radiator and ceiling light point

Re-fitted Shower Room 1.96 x 2.43

Low flush wc, pedestal wash hand basin, large shower cubicle with Triton electric shower, inset spotlights, gas central heating radiator, inset spots and two upvc double glazed windows to the side elevation

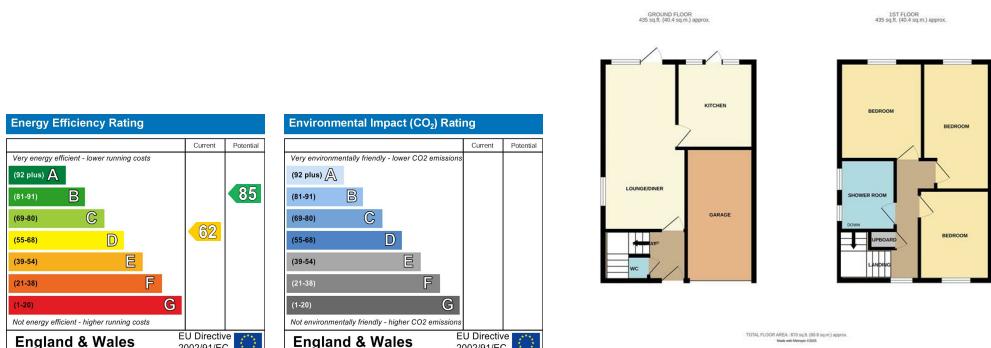
Garage

Up and over door, power and light points

Rear Garden

South east facing rear garden with patio area and side access

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 £25+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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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, Stephensons 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.