

PTN Estates

Residential Sales & Lettings



PTN Estates



PTN Estates



PTN Estates



PTN Estates

130 Collis Street, Stourbridge, , DY8 4EE

£1,200

This charming completely refurbished freehold mid-terrace house with no upward chain offers a perfect blend of modern living and classic character. Built in 1900, the property has been thoughtfully updated and extended to provide a comfortable and stylish home, set over three spacious floors.

Upon entering, you are welcomed into a splendid lounge that exudes warmth and charm, making it an ideal space for relaxation or entertaining guests. The heart of the home is undoubtedly the impressive fitted kitchen, which boasts a built-in electric oven and gas hob, complemented by a distinctive dining area that invites family gatherings and lively dinner parties.

This delightful residence features four well-proportioned bedrooms, providing ample space for family or guests. The two bathrooms, each equipped with a shower over the bath, ensure convenience and comfort for all occupants.

With its prime location in Stourbridge, this property is not only a beautiful home but also a gateway to the local community, offering easy access to shops, schools, and parks. This mid-terrace house is a rare find, combining modern amenities with the charm of its historical roots, making it an excellent choice for those seeking a new place to call home.

Council Tax A

Approach
Set back from the road behind a dwarf wall and entered through a UPVC obscure glazed door into a most inviting lounge.

Lounge 3.22 x 3.73
Located to the front of the property with gas central heating, ceiling light point and UPVC double glazing. Panelled door leads into the hallway

Hallway 1.52 x 3.65
With ceramic tiled flooring, ceiling light point and gas central heating. Stairs lead to the first floor, doors lead to the bathroom, walk in cupboard, side elevation and the kitchen

Walk in Cupboard 1.68 x 1.77
This wonderfully handy walk in cupboard stretches to under the stairs

Bathroom 2.38 x 1.50
This beautifully refurbished bathroom consists of a pedestal wash hand with mixer tap, close coupled W.C and panelled bath with Triton shower over, mixer shower hand set and glazed screen. Complimented with extractor fan, ceiling light point and gas central heating. Further enhanced wit ceramic tiled flooring and walls

Kitchen 3.44 x 4.68
Located to the rear elevation this fabulous refurbished kitchen with distinctive dining area boasts both base and walls mushroom colour gloss units. Complimented with ceramic tiled flooring and splash back, along with a stainless steel effect single drainer unit with mixer tap. Further enhanced with Beko built in gas hob, electric oven and chimney style extractor hood. benefits include UPVC double glazing, UPVC obscure glazed door and side panel to the rear garden, gas central heating and ceiling light point The Ideal gas boiler is nicely concealed within a wall mounted cupboard

First Floor Landing 1.07 x 1.71
With ceiling light point, stairs leading to second floor and doors to two bedrooms

Bedroom One 4.19 3.12
Located to the front elevation with ceiling light point, UPVC double glazing and gas central heating

Bathroom 1.58 x 2.27
This beautifully refurbished bathroom consists of a pedestal wash hand with mixer tap, close coupled W.C and panelled bath with Triton shower over, mixer shower hand set and glazed screen. Complimented with ceiling light point, gas central heating and extractor fan. Further enhanced wit ceramic tiled flooring and walls

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

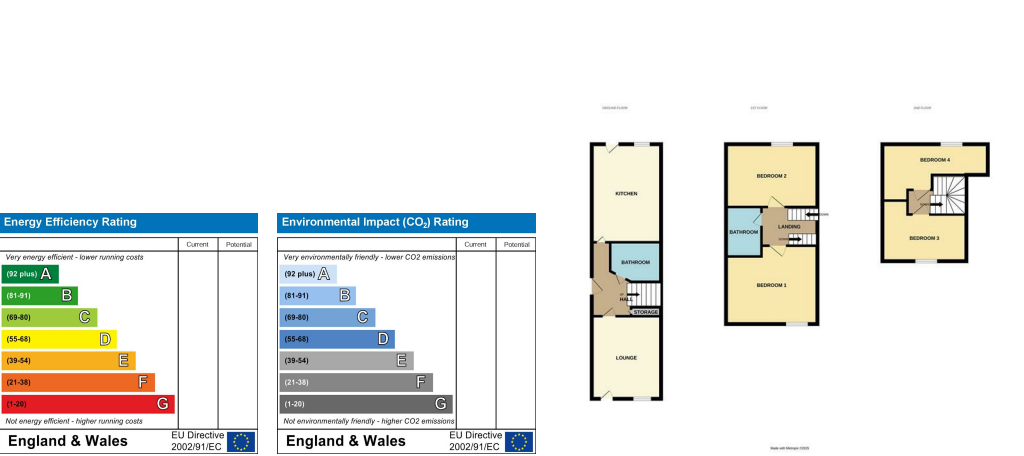
Second Landing 0.92 0.86
With ceiling light point

Bedroom Three 4.29mmax x 1.98m
Located to the front elevation with ceiling light point, ceiling sky light and gas central heating

Bedroom Four 4.04 max x 2.68 max
Located to the rear elevation with ceiling light point, ceiling sky light and gas central heating

Rear Garden
Not over looked from the rear and easily maintained with paving slabs

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 £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.
AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully.



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.