

PTN Estates

Residential Sales & Lettings



52 Mount Road, Wordsley, Stourbridge, DY8 5AR

£220,000

Available with no upwards chain this charming semi-detached house Mount Road, Wordsley, offers a perfect blend of comfort and practicality. With a generous living space, this property is ideal for families seeking a welcoming home.

The residence boasts four well-proportioned bedrooms, providing ample space for relaxation. The ground floor features a convenient wet room, ensuring ease of access and functionality for all. Additionally, there is a separate W.C. on the first floor, enhancing the property's suitability for family living.

The heart of the home is undoubtedly the fitted kitchen, which seamlessly integrates with a dining area, creating an inviting space for family meals and entertaining guests. Natural light floods the area, making it a warm and welcoming environment.

Outside, the property is complemented by a lovely rear garden, perfect for outdoor activities or simply enjoying the fresh air. The driveway accommodates parking for two vehicles, adding to the convenience of this charming home.

Constructed post-1914, this semi-detached house combines traditional features with modern living, making it a wonderful choice for those looking to settle in a friendly neighbourhood. With its excellent location, fantastic schools and practical amenities.

Council Tax B

Approach
Set back from the road behind a paved driveway, complete with side gate for access to rear garden

Hallway 2.50 (max) x 2.12
Entered through a dark wood and obscure glazed door into the hallway, with artex ceiling and light point, UPVC double glazing to the front elevation and gas central heating. Doors lead to the wet room and lounge, whilst stairs lead to the first floor.

Wet Room 1.78 x 1.68
This fabulous recently installed wet room boasts a Mira shower, wall mounted wash hand basin and close coupled W.C. Complimented with tasteful ceramic tiles around the wet area and specialised flooring. Benefits include obscure UPVC double glazing, gas central heating, Axia extractor fan and ceiling light point

Lounge 4.23 (max) x 5.15
The main focal point of this splendid lounge is the Mahogany effect Adam style fire place, inset with an enclosed coal effect gas fire. Located to the front elevation with UPVC double glazing, artex ceiling with light point and gas central heating. Door leads into the dining kitchen.

Dining Kitchen 6.19 x 2.56
Located to the rear elevation with modern cream Shaker style base units complimented with black work surface and further enhanced with a one and a half stainless steel effect sink unit, and tasteful ceramic tiled splash back and flooring. Benefits include plumbing for an automatic washing machine, Manrose extractor fan, UPVC double glazing to the rear and side elevation with a dark wood and obscure door to the most delightful rear garden, gas central heating and two ceiling light points. There is a space and gas connection for cooker, wall mounted gas fire and wall mounted Glow Worm boiler

Stairs & Landing 4.09 x 1.74 (max)
With UPVC double glazing to the side elevation, artex ceiling with two light points and access hatch to the loft. Doors leads to the four bedrooms and W.C.

Bedroom One 3.24 (max) x 3.78
Located to the front elevation with gas central heating, UPVC double glazing, artex ceiling and light point,

Bedroom Two 2.54 (max) x 3.96
Located to the rear elevation with ceiling light point, gas central heating and UPVC double glazing

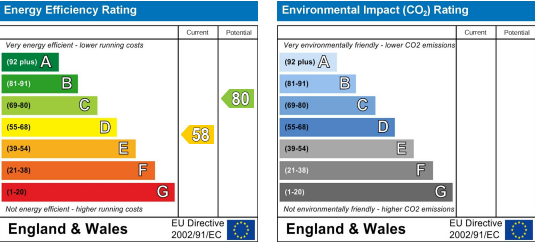
Bedroom Three 2.44 (max) x 2.94
Located to the rear elevation with ceiling light point, gas central heating and, UPVC double glazing and built in cupboard housing the water tank

Bedroom Four 3.13 (max) x 2.69
Located to the front elevation with ceiling light point, gas central heating and, UPVC double glazing. There is a recess for a built in cupboard/wardrobe

W.C 0.99 x 2.05
Comprising of a close coupled W.C and vanity wash hand basin with mixer tap complimented with tasteful tiled splash back and benefiting from obscure UPVC double glazing and gas central heating

Rear Garden
This most delightful rear garden boasts a paved patio area with pathway, shaped lawn and well established shrubs

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