

# PTN Estates

Residential Sales & Lettings



22 Clock Tower View, Wordsley, Stourbridge, DY8

£230,000

Nestled in the charming conservation area of the Wordsley Hospital Estate, this modern three-bedroom house on Clock Tower View offers a perfect blend of comfort and contemporary living. Situated in a peaceful cul-de-sac, this property is ideal for families seeking a tranquil environment while remaining close to local amenities.

Upon entering, you are welcomed into a spacious lounge that seamlessly flows into a stylish kitchen diner, creating an inviting space for both relaxation and entertaining. The ground floor also features a convenient WC, enhancing the practicality of the home.

The first floor boasts three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and comfort. The family bathroom is thoughtfully designed, catering to the needs of the household.

Outside, the delightful rear garden provides a serene retreat, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the property includes a garage that has been cleverly divided into storage and a home office, offering versatility for modern living.

With gas central heating and UPVC double glazing throughout, this home is not only stylish but also energy-efficient. This property is a wonderful opportunity for those looking to settle in a desirable area of Wordsley, combining modern amenities with the charm of a conservation setting. Don't miss the chance to make this lovely house your new home.

**Hallway**  
Newly fitted composite entrance door, gas central heating radiator, ceiling light point, door to ground floor wc and lounge and stairs to first floor

**Lounge 3.54 x 4.87 (max)**  
Upvc window to the front elevation, gas central heating radiator and two ceiling light points, door to dining kitchen

**Dining Kitchen 4.55 x 2.69**  
Benefiting from an array of wall and base units, rolled edge work tops, stainless steel single drainer sink unit, double oven, electric hob, extractor hood, plumbing for washing machine and dishwasher, tiled splash backs, inset spotlights, upvc double glazed window to the rear elevation and French doors onto the garden, gas central heating radiator and under stairs storage cupboard

**Landing**  
Loft access hatch, cupboard housing hot water tank, ceiling light point and doors to the three bedrooms and bathroom

**Bedroom One 3.41 x 3.28 (max)**  
Upvc double glazed window to the front elevation, gas central heating radiator, ceiling light point, built in wardrobes, cupboard over stairs, door to the en-suite

**En-suite 2.06 x 1.04**  
Shower cubicle with power shower, low flush wc, wash hand basin, extractor fan, upvc double glazed window to the front elevation, gas central heating radiator and ceiling light point

**Bedroom Two 2.61 x 2.68 (max)**  
Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

**Bedroom Three 1.87 x 2.69**  
Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

**Bathroom 1.70 x 2.12**  
Panelled in bath, wash hand basin, low flush wc, gas central heating radiator, extractor fan

**Rear Garden**  
Enclosed rear garden with rear gate, paved patio and outside tap

**Garage**  
The garage has been split into two parts the front consists of up and over door, light point and loft storage  
The home office has ceiling lights, electric heater and rear door

