

# PTN Estates

Residential Sales & Lettings



10 Pennine Way, , Stourbridge, DY8 4LP

£240,000

Situated in the charming area of Penine Way, Stourbridge, this superbly decorated two-bedroom semi-detached house offers a delightful blend of comfort and style. The property has been thoughtfully designed to cater to modern living while retaining its attractive character.

Upon entering, you are welcomed into a lovely lounge that exudes warmth and charm, perfect for relaxation or entertaining guests. The fitted kitchen is equipped with a built-in oven, hob, and extractor, making it a joy for any home cook. Adjacent to the kitchen, the dining room presents versatile options; it can serve as a study or even be transformed into a third bedroom, depending on your needs.

Upstairs, you will find two well-proportioned bedrooms. The master bedroom features a convenient fitted wardrobe, while the second bedroom, located at the rear, benefits from additional storage with a cupboard over the stairs. The bathroom is both practical and stylish, complete with a shower over the bath and elegantly tiled walls and floors.

Outside, the property boasts a delightful rear garden, perfect for enjoying sunny days, complete with a paved patio area and an outside tap for convenience. The front of the house features a driveway that accommodates parking for two vehicles, catering to modern needs. Additionally, there is a garage and a store for extra storage.

Conveniently located close to Stourbridge town and the train station, this property offers easy access to local amenities and transport links. This charming home is ideal for those seeking a comfortable and stylish living space in a desirable location.

**Hall way 1.62 x 2.53**

Upvc double glazed entrance door, ceiling light point, gas central heating radiator, smoke alarm, stairs to first floor, doors off to the lounge, dining room and kitchen

**Lounge 4.72 x 3.29**

Full width lounge with leaded Upvc double glazed bow window to the front elevation, gas central heating radiator, ceiling light point, electric fire with surround, picture rails

**Fitted Kitchen 2.04 x 4.4**

Sage green wall and base units, rolled edge work surfaces, stainless steel single drainer sink unit, tiled splash backs, built in oven, hob, extractor and plumbing for automatic washing machine, laminate wood flooring, gas central heating radiator, two ceiling light points, laminate flooring, upvc double glazed window and door to the rear garden

**Dining Room / Office 2.53 x 2.41**

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

**Landing**

Loft access hatch, ceiling light point, doors off to the two bedrooms and bathroom

**Bedroom One 4.09 x 2.97**

Two upvc double glazed leaded windows to the front elevation, built in wardrobe, gas central heating radiator, ceiling light point

**Bedroom Two 2.52 x 3.87 (max)**

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

**Bathroom 2.05 x 2.09**

Panelled in bath with shower over, low flush wc, pedestal wash hand basin, tiled walls and floor, chrome heated towel rail, ceiling light point, upvc obscured glazed window to the rear elevation

**Garage 2.43 x 5.02**

Up and over door, ceiling light point, Ideal boiler, upvc double glazed window and door to the rear garden

**Store 2.57 x 1.23**

Upvc double glazed door to the rear garden

**Rear Garden**

Delightful rear garden, paved patio area, raised beds, outside tap

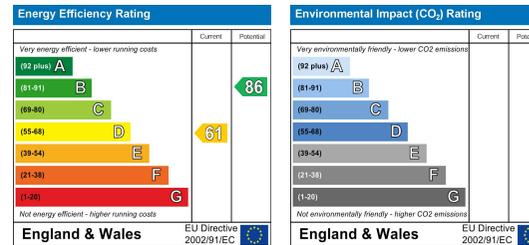
**Front Garden**

Driveway, lawn

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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 £35+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**

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