

# PTN Estates

Residential Sales & Lettings



4 Short Street, , Stourbridge, DY8 1XT

£245,000

Nestled in the charming area of Short Street, Stourbridge, this delightful end terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for daily routines. One of the standout features of this property is the rear garden, which offers a private outdoor retreat, perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air.

For those with vehicles, the property includes parking for two vehicles, a valuable asset in this sought-after location. Short Street is conveniently situated, providing easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

This end terrace house combines comfort, practicality, and a lovely outdoor space, making it a wonderful place to call home. Do not miss the chance to view this property and discover all it has to offer.

#### Entrance Hall 2.3 x 1.3

Complete with ceiling light point, gas central heated radiator and composite door

#### W.C

Complete with ceiling light point, countertop hand basin, gas central heated radiator and double glazed window to front elevation

#### Lounge 4.2 x 4.8

Complete with ceiling light point, double gas central heated radiator, UPVC double glazed window to front elevation and sliding doors leading to conservatory

#### Kitchen 2.7 x 3.6

Complete with base units and attractive roll edge worktops, ceiling spotlights and over sink lighting chimney style extractor gas hob and electric oven UPVC double glazed window and under stairs storage cupboard, double sink with drying board and plumbing for automatic washing machine

#### Conservatory 2.7 x 3.6

Complete with sliding patio door out to garden

#### Bedroom 1 3.2 x 4.8

Complete with UPVC double glazed windows to the front and side elevation, ceiling light point and double gas central heated radiator

#### Bedroom 2 3.2 x 4.8

A large double bedroom complete with gas central heated radiator, UPVC double glazed windows to the front and rear elevation and ceiling light point

#### Bathroom 2.3 x 1.3

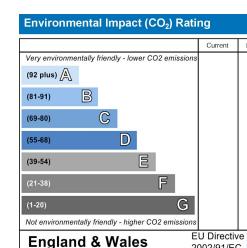
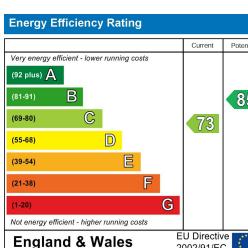
Family bathroom complete with countertop basin, low flush WC, panelled in bath with double head rainfall power shower over the bath complete with insert spotlights and gas heated towel rail

#### Garden

Rear garden with large decked patio and fully fenced boards

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.

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, 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.