

# PTN Estates

Residential Sales & Lettings



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6 Pennine Way, , Stourbridge, DY8 4LP

£240,000

This delightful semi-detached home offers the perfect blend of comfort, space, and convenience, with a well-proportioned layout ideal for modern family living.

Upon entering, you are welcomed into a spacious reception room, creating a warm and inviting atmosphere that is perfect for both relaxing and entertaining guests. At the heart of the home is the generous breakfast kitchen, offering ample space for dining and socialising — an ideal setting for family meals and gatherings alike.

Thoughtfully designed with practicality in mind, the property benefits from a convenient downstairs shower room in addition to a well-appointed family bathroom upstairs and two good sized bedrooms. The garage is currently being utilised as a playroom providing versatile additional living space.

Externally, the property boasts a good-sized driveway providing ample off-road parking, along with delightful rear gardens, perfect for enjoying outdoor living and entertaining during the warmer months.

**Hall 2.50 x 1.67**

UPVC entrance door, ceiling light point, gas central heating radiator, stairs to the first floor, half panelling up the stairs

**Lounge 4.77 x 3.34**

UPVC bay window to front elevation, panelled walls, ceiling light point, gas central heating radiator.

**Kitchen/Diner 4.74 (max) x 3.22**

Wall and base units, tiled floors, recess for range style cooker, extractor, two ceiling light points, UPVC double glazed window to rear elevation, double wooden doors to rear garden, door to back of garage.

**Shower room 2 x 0.83**

shower cubicle, Triton shower, low flush WC, wash hand basin.

**Landing 2.12 x 1.67**

loft access hatching, ceiling light point.

**Bedroom one 4.77 x 3.02**

Two UPVC double glazed windows to front elevation, gas central heating radiator, ceiling light point, laminate flooring

**Bedroom Two 2.50 x 3.80 (max)**

Gas central heating radiator, ceiling light point, laminate flooring, cupboard above the stairs, roof slope, UPVC double glazed windows to rear elevation.

**Bathroom 2.07 x 2.12**

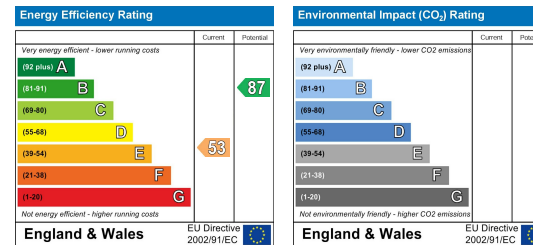
Panelled bath with Triton shower above, wash hand basin in vanity, low flush WC, ceiling light point, UPVC double glazed window to rear elevation, gas central heating radiator, part tiled walls.

**Garage 2.24 x 3.96**

Currently being utilised as a playroom, UPVC double glazed window and door and ceiling light point

**Garden**

Paved patio, steps to raised area laid with lawn.



**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 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.