

# PTN Estates

Residential Sales & Lettings



8 Stoneybrook

£229,950

An impressive semi detached three bedroom family home in a sought after cul de sac location. Close to local amenities in Wombourne Village. Benefiting from a large driveway with garage and carport, three bedrooms two of which are double. Refitted kitchen, new combination boiler, gas central heating, upvc double glazing, splendid large lounge with distinctive dining area and a newly fitted bathroom.

Approach

Located in a cul de sac and set back from the road via a large driveway, landscaped front garden, gated carport and access to front and side doors, rear garden and garage

Entrance Hall 1.7 x 1.4

Entered via the upvc front door complete with obscure glazed side panel, double radiator and ceiling light point.

Lounge 3.5 x 7.2 (widest point)

An impressive lounge with a new feature gas fire set in a marble hearth and surround. This large room has a distinctive dining area and is complete with UPVC French doors to the rear garden, Upvc window to the front elevation, double radiator, decorative coving and two ceiling light points

Kitchen 2.2 x 2.8

A refitted kitchen complete with white floor and wall units and coordinated worktops with splash back tiling, a new double oven, gas hob and extractor, pantry storage cupboard, upvc side door and upvc double glazed window to the rear elevation, complete with ceiling light point and plumbing for a dishwasher or washing machine.

Landing

Complete with upvc double glazed obscure window to the side elevation, loft access hatch, ceiling light point and boiler storage cupboard with newly fitted Worcester bosh combination boiler,

Bathroom 1.8 x 1.8

New bathroom fitted in March 2020 complete with double headed power shower over the bath, three piece white suit with basin set in a vanity unit, shower screen, half tiled walls, complete with spot lights, extractor, obscure upvc double glazed window to the side elevation and large heated towel rail

Bedroom 1 2.6 x 3.7

Complete with UPVC double glazed window to the front elevation, radiator and ceiling light point

Bedroom 2 2.6 x 3.5 (widest point)

Complete with UPVC double glazed window to the rear elevation, radiator and ceiling light point

Bedroom 3 1.8 x 2.7 (widest point)

Complete with UPVC double glazed window to the front elevation, radiator and ceiling light point

Garage

Complete with a newly fitted door, electricity, strip lighting and plumbing for a washing machine

Rear Garden

A large flat garden with fully fenced borders, lawn and two patio areas, shed and access to garage and car port

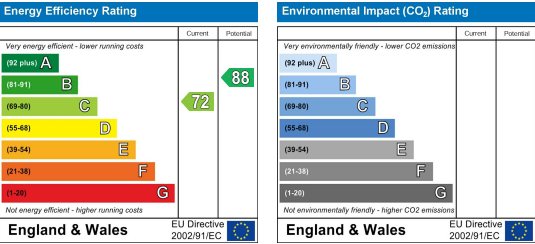


GROUND FLOOR



1ST FLOOR

Made with Mapbox (2020)



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's 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.

Property Mark Client Protection Scheme Ref: - C000837, Property Redress Scheme (PRS) – Membership No. PRS001624