



**Parkfield Road, Stourbridge**  
Offers Over £475,000



**Features:**

- Semi-detached character property
- 4 bedrooms and study area
- 3 reception rooms
- 3 bath/shower rooms
- Re-fitted kitchen
- Laundry & cellar
- Substantial workshop
- Private parking. EPC rating F

**Description:**

A substantial four bedroom period style semi-detached house of fine character. Arranged over three floors, plus a cellar, the property briefly comprises: Porch fronting the reception hallway with walk-in cloaks cupboard and doors leading to two generous reception rooms. These both have open fireplaces and wood floors. Reception room three is used as a dining room, with a matching fireplace, original cupboard to alcove, a door leading to the cellar and a feature bay window accessing the rear garden. The kitchen has just been refitted with modern gloss fronted units and granite surfaces integrating a sink. The range style oven is included (subject to offer) and plumbing is available for a dish washer. Through the kitchen is the laundry fitted with a sink, and space for a washing machine and tumble dryer. Beyond this is a storage area aside a lobby, having door to the extensive work shop and double doors to the garden. The first floor presents generous double bedrooms two and three, as well as a large master bedroom with a modern en-suite shower room off. The family bathroom has contemporary fittings and includes a free standing bath tub and separate shower cubicle. Stairs rise again to a well-proportioned landing with space for a desk and furniture and views over the Stourbridge skyline. This then leads to the attic bedroom four also benefiting from an en-suite shower room. Outside to the front has ample off-road parking and a gate to the extensive rear garden, presenting a large patio area, lawn, mature tree's and border planting, which then leads on to a sun terrace at the far end. The house is ideally located for Stourbridge town centre, bus and railway stations, as well as the main shopping/entertainment facilities and a choice of both private and state schooling.





**Details:**

**Recess porch, leads to reception hallway**

**Sitting Room**

16' 0" x 11' 10" (4.87m x 3.60m)

**Lounge**

14' 8" into front bay x 12' 0" (4.47m x 3.65m)

**Dining Room**

16' 6" into bay x 13' 0" (5.03m x 3.96m)

**Fitted Kitchen**

11' 10" x 10' 11" (3.60m x 3.32m)

**Work Shop**

16' 10" x 7' 7" (5.13m x 2.31m)

**Master Bedroom ([plus en-suite)**

16' 2" x 11' 10" (4.92m x 3.60m)

**Bedroom Two**

13' 11" x 11' 0" (4.24m x 3.35m)

**Bedroom 3**

13' 0" x 12' 0" (3.96m x 3.65m)

**Family Bathroom**

11' 0" x 10' 9" both max (3.35m x 3.27m)

**Attic Bedroom Four (plus en-suite)**

11' 4" x 11' 0" (3.45m x 3.35m)

**EPC Rating:** F

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

**For more information or to arrange a viewing, please call us on 01384 319 400.**



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