



RE/MAX
Prime Estates



99 Parkfield Road, Stourbridge, DY8 1EY
£260,000

Occupying a desirable corner plot on a quiet no-through road, this attractive 1930s three-bedroom semi-detached home offers well-balanced accommodation, a larger-than-expected rear garden, and excellent potential for future extension (subject to planning permission).

Ideally positioned within walking distance of Stourbridge town centre and transport links, the property combines everyday convenience with a peaceful residential setting.

The property opens via an enclosed entrance porch with an attractive arched brick surround, leading into a welcoming hallway with useful under-stairs storage.

To the front, a bay-fronted lounge enjoys excellent natural light and retains a number of character features, including stained glass detailing, a decorative fire surround and picture rail.

To the rear, the kitchen/diner provides a practical and sociable space, fitted with a range of units and integrated appliances, with patio doors opening directly onto the garden, creating a natural connection between indoor and outdoor living. Upstairs, the property offers three bedrooms, including a principal bedroom with bay window and fitted wardrobes, and a second bedroom also benefiting from built-in storage.

A key feature of the property is its generous, tiered rear garden, which extends beyond typical expectations for homes of this style.

The garden is arranged across multiple levels, beginning with a paved patio area leading down to an expansive lawn, bordered by mature planting and established shrubs, creating a private and well-defined outdoor

Approach



Tarmacadam driveway, path to front door, lawn to side with flower border, gated side access

Entrance Porch

Double-glazed door to front; door to entrance hall

Entrance Hall



With a period stained-glass door from the porch, doors to various rooms and a central heating radiator

Living Room 11'3" x 10'9" (3.44 x 3.29)

With a door leading from the entrance hall, traditional fireplace with hearth and surround, double glazed bay window to the front with stained glass detail and a central heating radiator

Kitchen Diner 17'2" x 10'3" (5.25 x 3.13)



With a door leading from the entrance hall, fitted kitchen with wall and base units with worktops, integrated oven and hob with stainless steel extractor, stainless steel sink with mixer tap and drainer, outlet points for washing machine, double glazed sliding patio doors to the rear and a central heating radiator

Landing

With stairs ascending from the entrance hall, doors to various rooms and a double glazed window to the side

Bedroom 10'10" x 10'9" (3.32 x 3.30)



With a door leading from the landing, built-in wardrobe storage, a double glazed bay window to the front and a central heating radiator

Bedroom 11'4" x 10'5" (3.47 x 3.18)



With a door leading from the landing, built in store cupboard, a double glazed window to the rear and a central heating radiator

Bedroom 5'11" x 7'1" (1.81 x 2.17)



With a door leading from the landing, a double glazed window to the front and a central heating radiator

Family Bathroom



With a door leading from the landing, full height marble-effect aqua boarding, wood-effect flooring, P-shaped bath with shower over and fitted glass screen, WC, wash hand basin set into vanity unit, mirrored wall cabinet, recessed spotlights, chrome

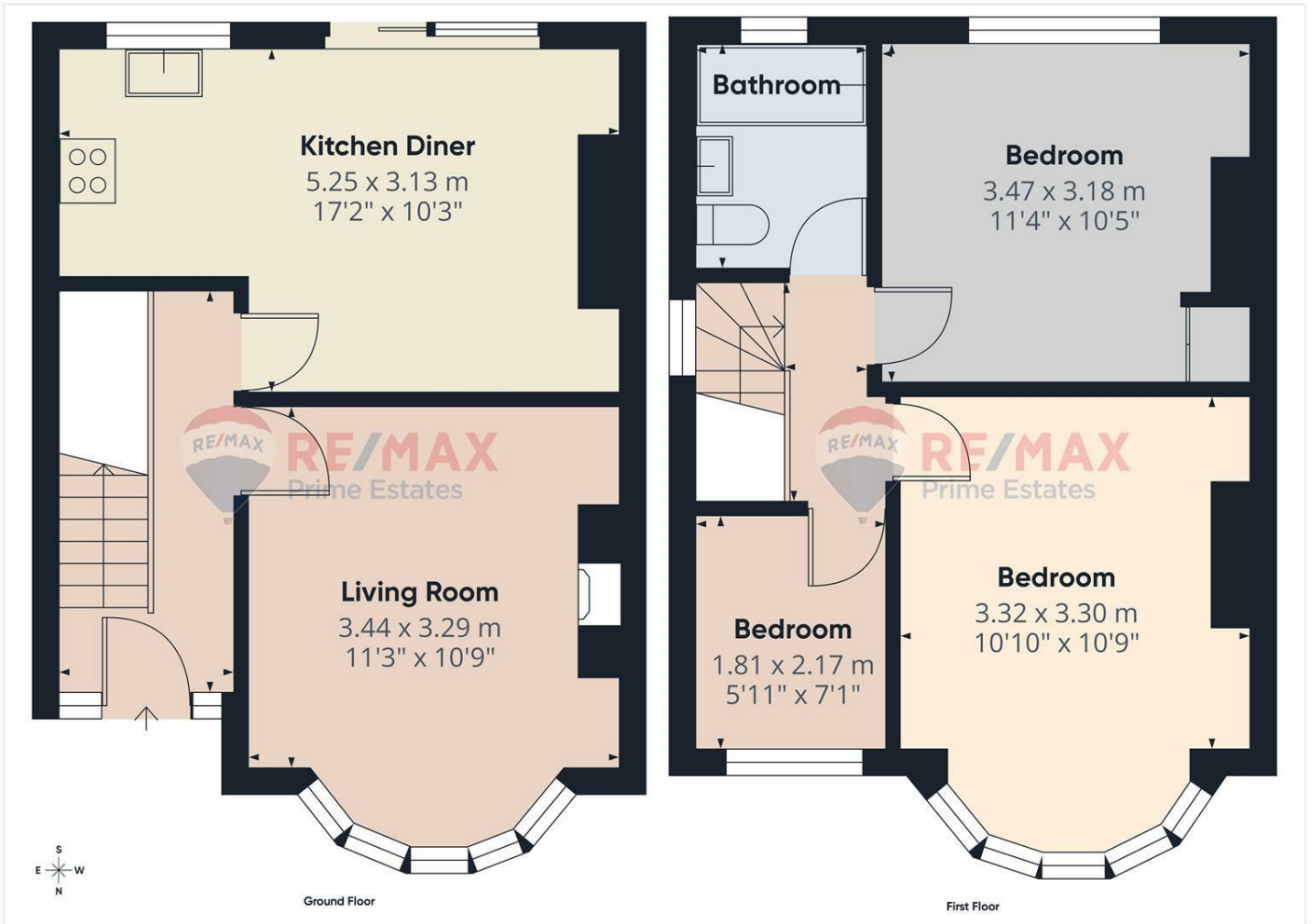
heated towel rail and a double glazed window to the rear

Garden

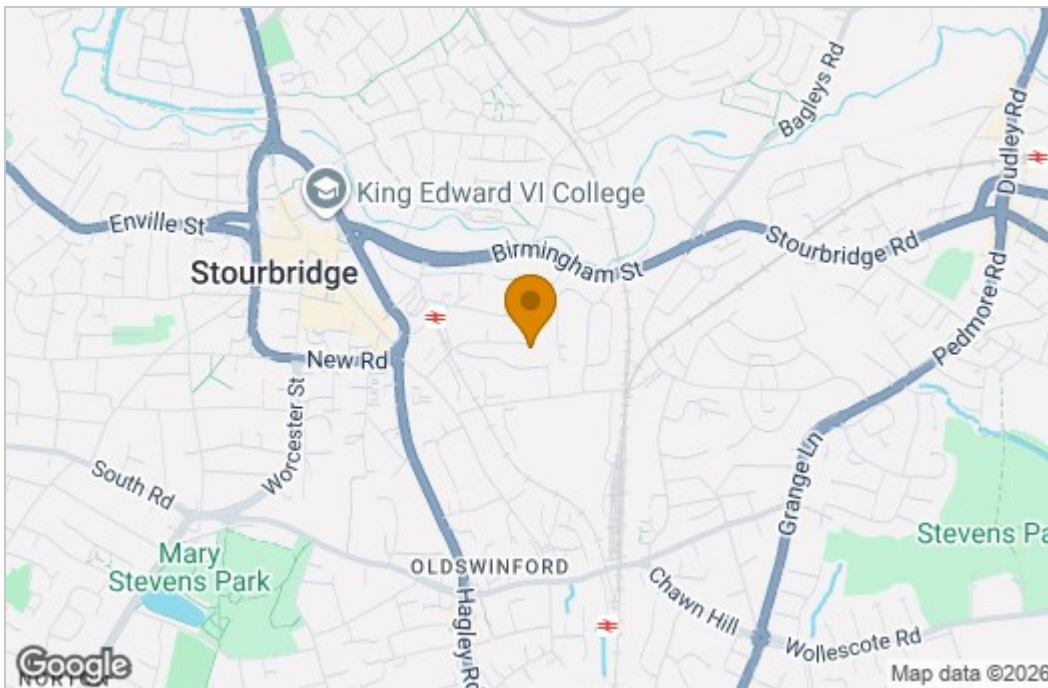


With double glazed sliding patio doors from the kitchen diner, raised patio to the front with steps down to lawn beyond, mature shrub borders and a gate to the front

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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