



**RE/MAX**  
Prime Estates



## **4B New Street, Stourbridge, DY8 5RX** **Offers in excess of £219,995**

This impressive 3-bedroom modern-style home, complete with a detached garage to the rear, offers a range of key benefits that make it an excellent choice for discerning buyers.

Step inside this well-designed property and discover a spacious and functional layout that caters to modern living. With three generous bedrooms, there is ample space for families or those in need of additional room for a home office or hobby space. The downstairs cloakroom adds convenience to everyday routines.

Externally, the detached garage provides secure parking and additional storage space, allowing you to keep your vehicles safe and free up room in the main property.

Located in Wordsley, this property benefits from its desirable position within the local area. Residents will appreciate the convenient access to a range of amenities, including shops, schools, and public transport links. The area is known for its friendly community and picturesque surroundings.

With its modern style and practical layout, this property presents an excellent opportunity for buyers seeking a comfortable and functional home. Whether you're a growing family or looking to downsize to a more manageable space, this property caters to a variety of needs.

Don't miss out on this exceptional opportunity on New Street, Wordsley. Contact RE/MAX Prime Estates today to arrange your viewing appointment!

## Approach



With gateway access from footpath leading to front door

## Entrance Hall

With access from front door, open archway access to kitchen and all ground floor accommodation

## Kitchen



With double glazed window to front, floor and wall mounted cupboard storage

## W/C

With W/C and hand wash basin

## Living Room



With double glazed UPVC sliding patio doors to rear garden, fireplace and stairway access to first floor

## Landing

With stairway access to ground floor and doorway access to all first floor accommodation

## Bedroom One



With UPVC double glazed window to rear elevation, central heating radiator

## Bedroom Two



With UPVC windows to front and rear elevation, central heating radiator

## Bedroom Three



With double glazed window to front, central heating radiator

## Family Bathroom



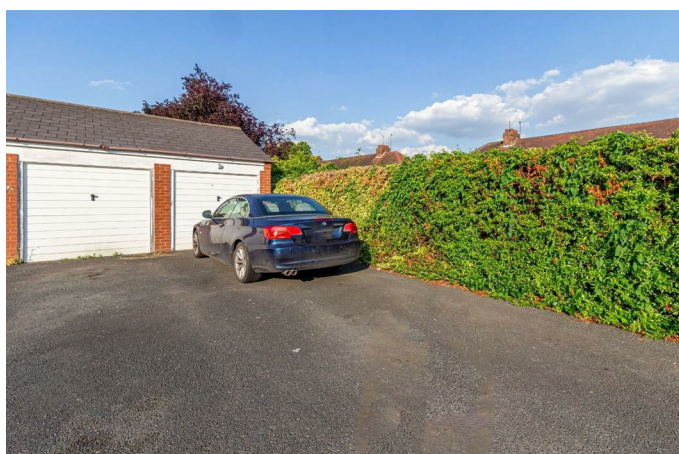
With hand wash basin, W/C and corner shower cubicle

## Garden



With gated side access to parking area, patio area to front, lawn and garden building to rear

## Garage



With up-and-over style garage door and parking space in front

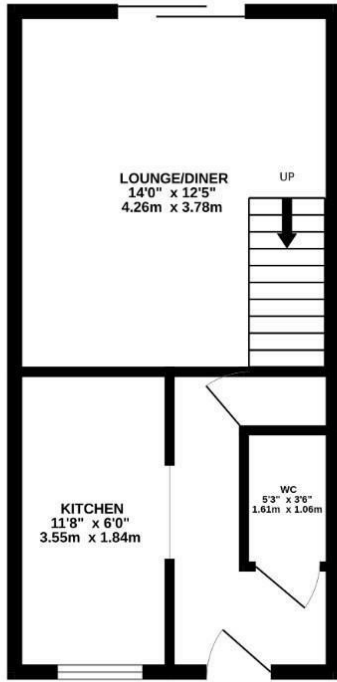
## Tenure

The property's tenure is referenced based on the information given by the seller. As per the seller's advice, the property is freehold. However, we

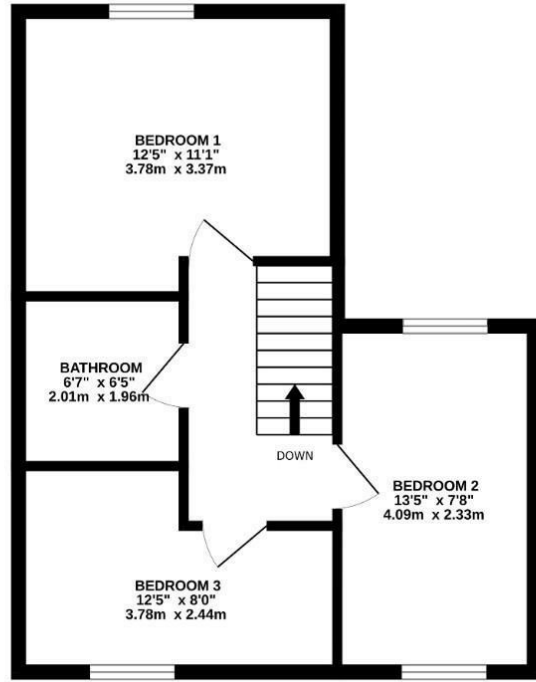
suggest that buyers seek confirmation of the property's tenure through their solicitor.

# Floor Plan

GROUND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



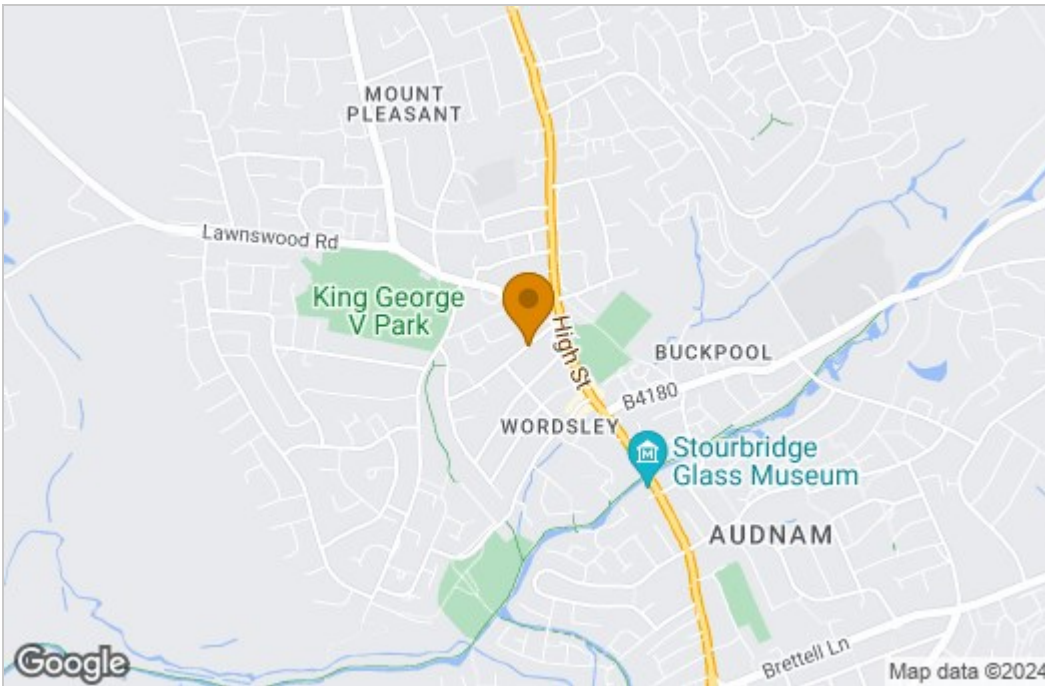
1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



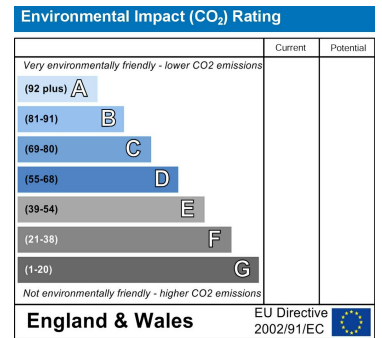
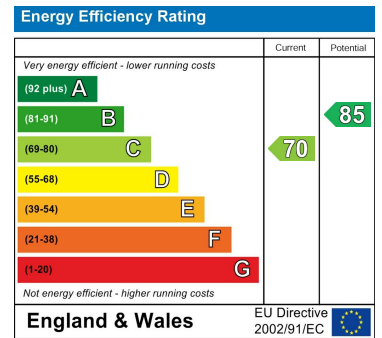
TOTAL FLOOR AREA : 738 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.