



**RE/MAX**  
Prime Estates



10 Farlands Road, Stourbridge, DY8 2DD

Offers in excess of £419,995





# 10 Farlands Road

Stourbridge, DY8 2DD

- Enviale Address
- Garage
- Private Garden
- Cellar
- Four Bedrooms
- Two Reception Rooms
- Modernised Throughout
- EPC Rating E

- GARAGE TO REAR - SHARED DRIVEWAY - FOUR BEDROOMS - OLDSWINFORD LOCATION -

Four-bedroom semi-detached house on Farlands Road, Oldswinford, exuding timeless charm and elegance. The sought-after location offers excellent educational options with Rudolph Steiner Elmfield School and Oldswinford Hospital School within close proximity, making it ideal for families seeking exceptional educational facilities on the doorstep.

This beautifully modernised property seamlessly blends contemporary comfort with classic allure. The delightful cottage-style kitchen adds warmth and character to the heart of the home, perfect for preparing and enjoying meals with loved ones.

Thoughtfully updated throughout, this remarkable home retains unique architectural elements while offering spacious living areas for relaxation and entertainment.

Convenience meets practicality with a rear garage, providing ample space for secure parking and storage, accessed via a shared driveway

Venture outdoors to discover the private rear garden, thoughtfully split into three sections. Unwind amidst lush greenery, creating an idyllic setting for family gatherings, gardening, or moments of tranquility.

Adding to the allure, this charming house is in close proximity to the picturesque Mary Stevens Park, offering a serene escape with its tranquil paths, beautiful gardens, and recreational facilities. Enjoy leisurely strolls or fun-filled activities just moments away from your doorstep.



## Approach

## Entrance Hall

Sitting Room 13'5" x 12'0" (4.11 x 3.68)

Lounge 18'2" x 11'0" (5.54 x 3.36)

## Cellar

Kitchen / Diner 21'3" x 9'10" (6.48 x 3.01)

## Ground Floor Shower Room

Bedroom One 12'8" x 12'0" (3.87 x 3.66)

Bedroom Two 12'0" x 11'11" (3.68 x 3.64)

Bedroom Three 12'0" x 10'11" (3.68 x 3.33)

Bedroom Four 8'2" x 6'7" (2.49 x 2.01)

Bathroom 9'10" x 5'6" (3.01 x 1.69)

## Garage



Garden

Tenure- Freehold

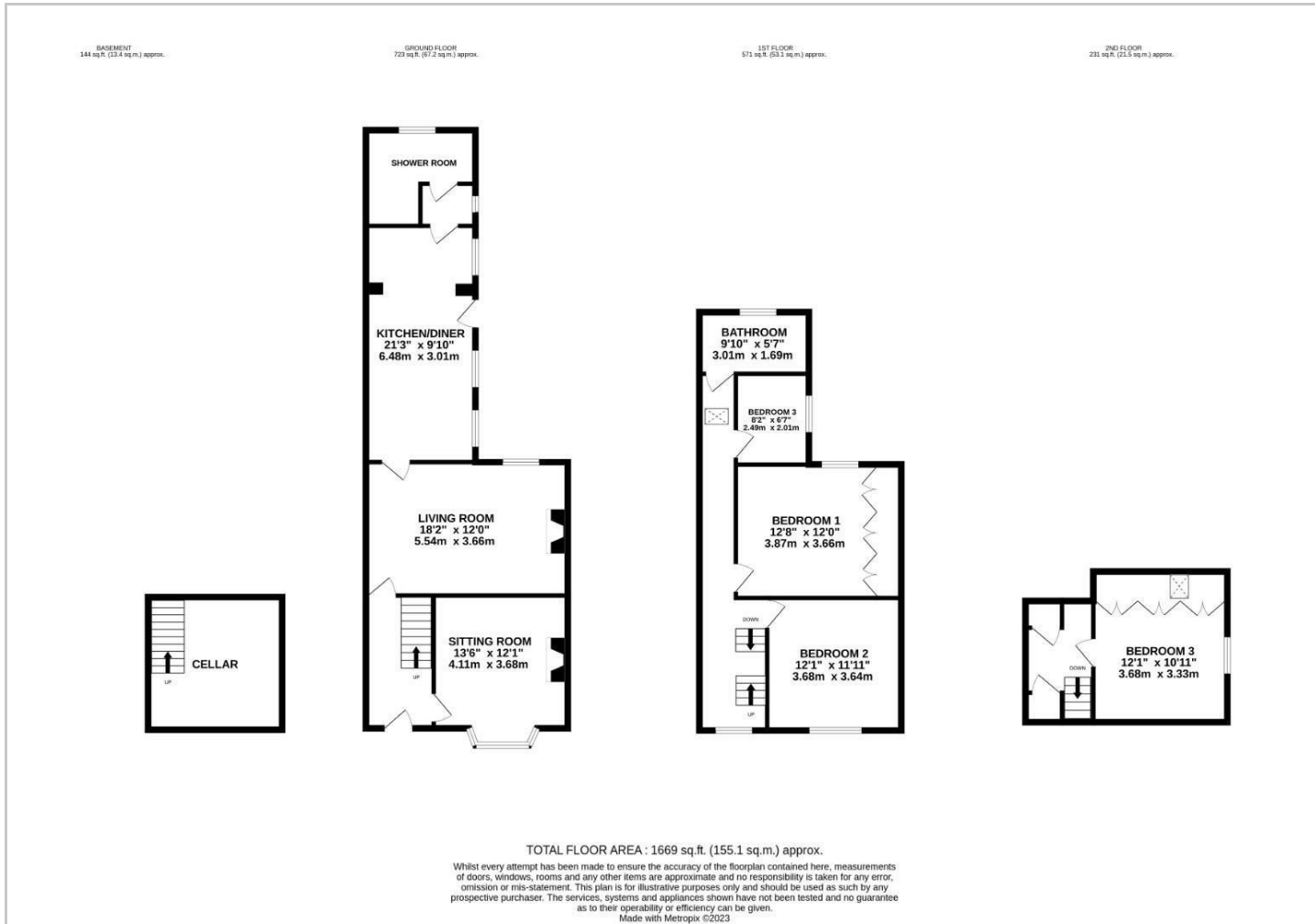
### Directions

Located a stones throw from Mary Stevens Park on a quiet residential street connecting Love Lane and Corser Street. The property falls within walking distance of Rudolph Steiner Elmfield School, Oldswinford Hospital School, Redhill Secondary School, Oldswinford Primary School and Stourbridge Town Centre. Oldswinford has an abundance of amenities including local shops, pubs and restaurants.

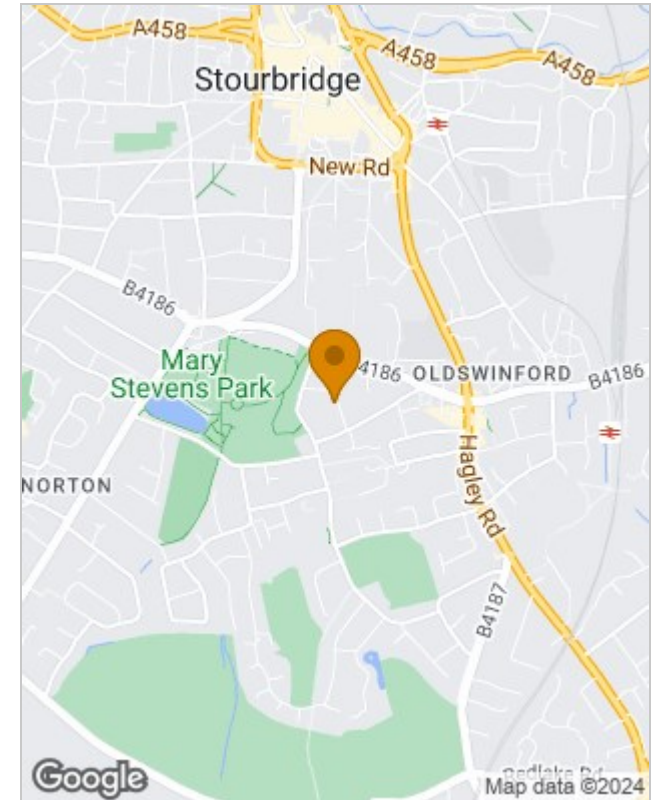




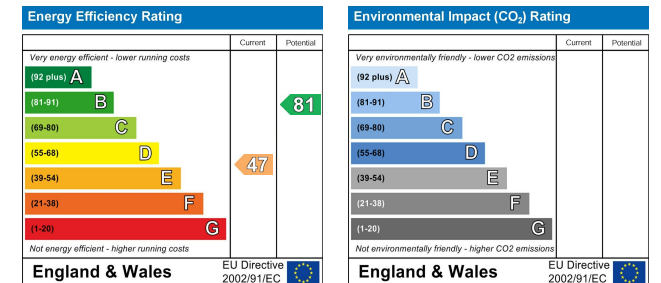
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our RE/MAX Prime Estates Sales Office on +44 (0) 1384 438457 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.