



RE/MAX
Prime Estates



51 Meriden Avenue, Stourbridge, DY8 4QR
Offers in excess of £440,000

- OFFERED WITH NO UPWARD CHAIN - THREE DOUBLE BEDROOMS - PRIVATE GARDEN - DOUBLE GARAGE - EXTENSION POTENTIAL SUBJECT TO PLANNING PERMISSION -

Presenting an exceptional 3-bedroom dormer bungalow on Meriden Avenue, Wollaston. This detached property stands as a testament to fine living, offering an array of remarkable features that create an extraordinary living environment.

Outside, you'll find a double garage, conservatory, and a tiered landscaped rear garden. The interior continues to impress with a dormer master bedroom featuring an en-suite, a walk-in wardrobe, and breathtaking panoramic views stretching across Stourbridge and The Clent Hills.

The garden itself is thoughtfully designed to include a two ponds with water feature and a stream with a waterfall linking the two. At the garden's edge, a purpose-built garden building serves as a workshop and a separate shed, catering to various needs.

The ground floor presents two bedrooms, one currently used as a dining room, reflecting the property's versatility. The spacious lounge and modern bathroom enhance the overall comfort. The spacious breakfast

Approach



With access to double garage, a mature front garden with an array of plants and shrubs

Porch

With doorway access from front garden to entrance hall

Entrance Hall

With stairway access to master suite, central heating radiator and doorway access to ground floor accommodation, with under stair pantry

Lounge 14'7" x 13'9" (4.45 x 4.21)



With double glazed window to front, central heating radiator and fireplace with decorative surround

Kitchen 13'9" x 10'10" (4.21 x 3.32)



With double glazed window to rear, a variety of wall and floor mounted cupboards, oven and hob with extractor hood and sink with mixer tap

Utility Area

With access to garage and conservatory, with raised outlets for washing machine and tumble dryer

Conservatory 17'5" (max) x 7'6" (max) (5.33m (max) x 2.29m (max))



With double glazed windows to side and rear, UPVC double glazed door leading to rear garden

Garden



With patio area to front featuring pond with water feature and stream leading off to lower level pond, purpose built garden building currently used as a workshop, plus an additional garden shed

Bedroom One 13'5" x 11'8" (4.11 x 3.58)



Located on the first floor, with Juliette balcony boasting panoramic views, central heating radiator and access to en-suite and walk-in-wardrobe

En-suite 7'8" x 5'11" (2.34 x 1.81)



With double glazed window to rear, W.C, corner shower cubicle and sink with Marble topped vanity unit

Dressing Room 7'6" x 6'9" (2.30 x 2.06)

Accessed from the en-suite, with railing throughout for clothing

Bedroom Two 11'11" x 11'4" (3.65 x 3.47)



With double glazed window to rear, central heating radiator

Bedroom Three (Currently Used as Dining Room) 11'11" x 8'11" (3.65 x 2.74)



With double glazed window to front, central heating radiator

Bathroom 7'2" x 5'8" (2.19 x 1.73)



With double glazed window to rear, W.C, bathtub with shower over and hand wash basin

Double Garage 15'11" x 15'10" (4.87 x 4.83)

With two roller shutter electronically controlled garage doors to front, power outlets and doorway access into rear corridor.

Tenure- Freehold

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.

Money Laundering Regulation

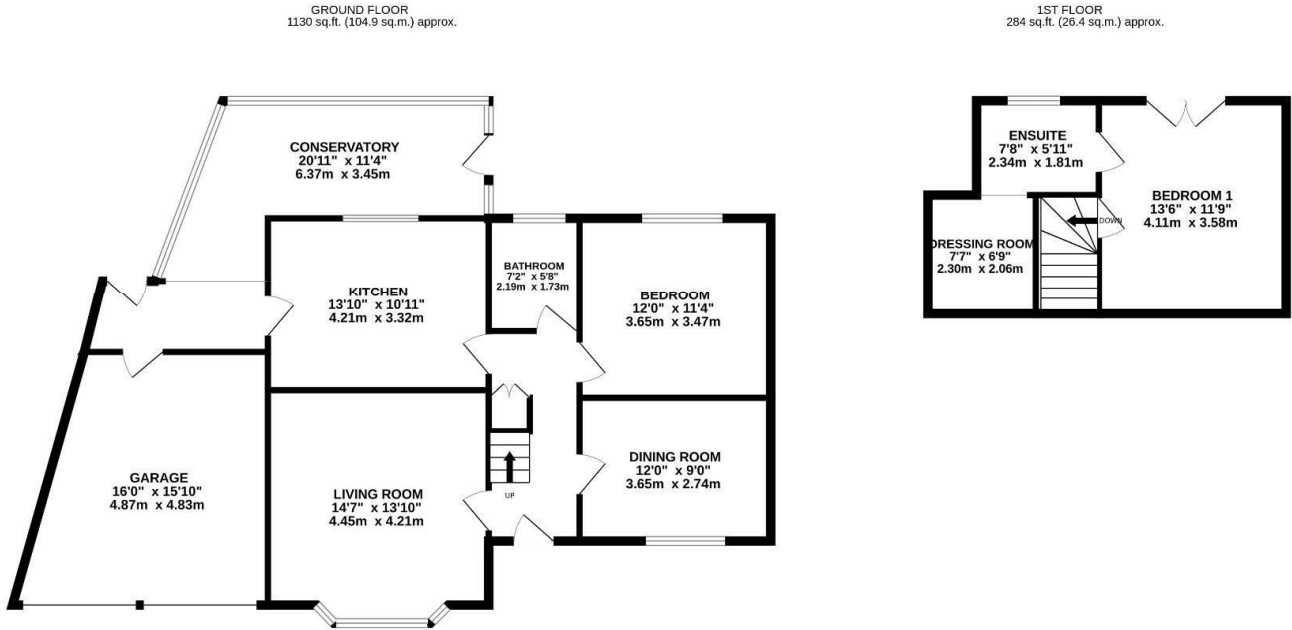
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- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £36 including VAT per person will be applicable for this service.

Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

Floor Plan



TOTAL FLOOR AREA: 1414 sq.ft. (131.4 sq.m.) approx.

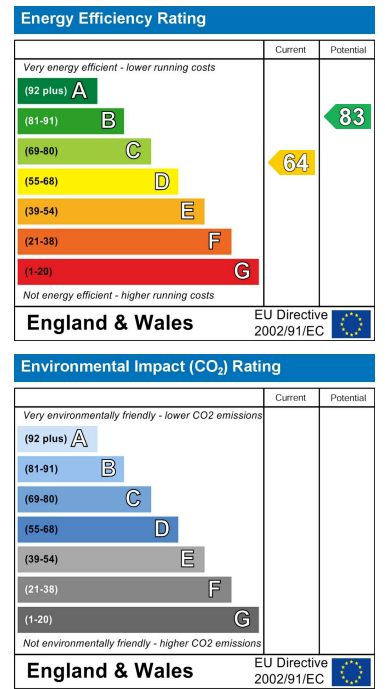
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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