



# RE/MAX

Prime Estates



## 82 Wassell Road, Stourbridge, DY9 9DD

### Offers in the region of £290,000

RE/MAX Prime Estates is delighted to showcase this impressive 4-bedroom semi-detached house on Wassell Road, Wollescote. Offering a blend of spacious living and unique features, this property is sure to captivate prospective buyers.

As you approach, the property's curb appeal is immediately evident, and the driveway provides convenient off-street parking for multiple vehicles. Stepping inside the entrance porch, you're greeted by two welcoming reception rooms, each offering a distinct space for relaxation or entertainment. The layout is designed to accommodate a variety of lifestyles, providing flexibility for your specific needs.

This property stands out with its four double bedrooms, offering ample space for a growing family or those in need of extra rooms. Notably, one of the bedrooms has been creatively repurposed as a hair salon, adding a unique touch to the home. This versatile space could be maintained for its current use or easily transformed back into a traditional bedroom according to your preferences.

The kitchen, the heart of any home, is thoughtfully designed with modern functionality. It provides a practical and stylish space for culinary activities, complemented by contemporary fixtures and fittings.

Externally, the property features a well-maintained garden, offering a private outdoor space for relaxation or al fresco dining. The rear garden contributes to the overall appeal of the property, providing a tranquil escape,

## Approach



With spacious pebbled driveway bordered with decorative brick surround

## Entrance Porch

With UPVC double glazed door, secondary door leading to;

## Entrance Hall



With double glazed window to side, doorway access to ground floor accommodation and stairway access to first floor

## Dining Room 10'0" x 10'0" (3.06 x 3.05)



With double glazed window to front, central heating radiator

## Kitchen 13'9" x 9'10" (4.21 x 3.02)



With double glazed window to rear, UPVC doorway to rear garden, a range of wall and floor mounted cupboards, stainless steel sink with mixer tap, central heating radiator

## Lounge 17'2" x 11'0" (5.25 x 3.37)



With double glazed window to front, double glazed UPVC patio doors to rear, central heating radiator, built in storage cupboard and fireplace with decorative surround

### Ground Floor W.C

With W.C, hand wash basin and double glazed window to side

### Bedroom One 13'9" x 9'10" (4.21 x 3.02)



With double glazed window to rear, central heating radiator

### Bedroom Two 13'9" x 9'11" (4.21 x 3.04)



With double glazed window to front, central heating radiator. This room has previously been used as a home salon with hot and cold running water facilities and waste pipes

### Bedroom Three 11'0" x 9'10" (3.37 x 3.02)



With double glazed window to front, central heating radiator

### Bedroom Four 11'0" x 7'3" (3.37 x 2.23)



With double glazed window to rear, central heating radiator

### Bathroom 5'9" x 5'8" (1.76 x 1.74)



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

### Garden

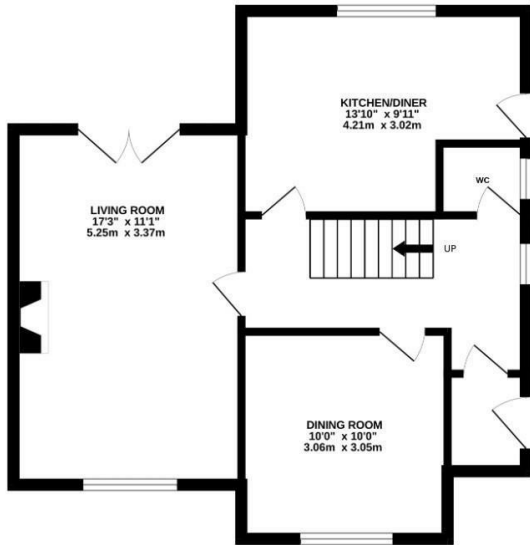


With patio area to front, lawn with mature shrubbery. The property has the added benefit of three garden buildings included within the sale as well as a sheltered patio area

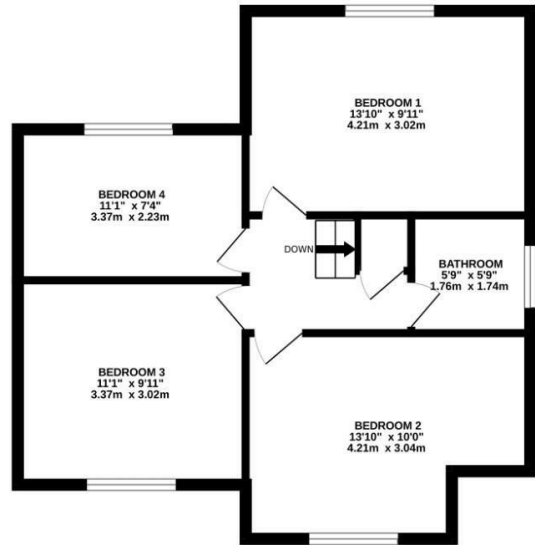
### Tenure- Freehold

# Floor Plan

**GROUND FLOOR**  
527 sq.ft. (48.9 sq.m.) approx.



**1ST FLOOR**  
531 sq.ft. (49.4 sq.m.) approx.



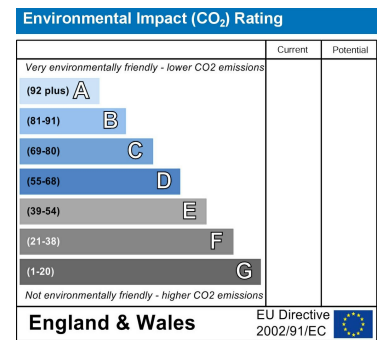
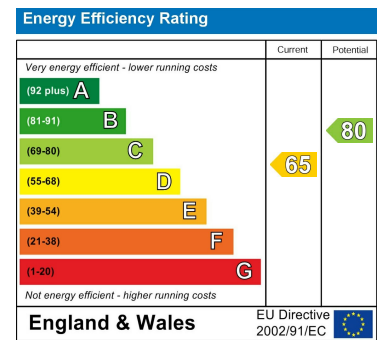
TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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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