



**RE/MAX**  
Prime Estates



**78 Grange Lane, Stourbridge, DY9 7HL**  
**Offers in the region of £155,000**

This well maintained two bedroom mid terrace home briefly comprises to the ground floor; Entrance hall, lounge with dual aspect, fitted kitchen with space for appliances, rear entrance and a downstairs WC. To the first floor; Landing, two double bedrooms and family bathroom.

The property benefits from having a low maintenance rear garden with block paving and lawn and from being conveniently situated in close proximity to Pedmore High School, Merry Hill shopping centre, and various sought-after local amenities, this residence not only offers a comfortable living environment but also enjoys the benefits of a strategic and well-connected location.



## To The Front Of The Property



To the front of the property there is a communal pathway, steps leading up to the front door, grass lawn to side and a door leading to the entrance hall.

### Entrance Hall

With a door leading from the front, stairs leading to first floor landing and doors leading to the lounge and Kitchen.

### Lounge 13'8" x 11'8" (4.19 x 3.57)



With a door leading from the entrance hall, electric fireplace with decorative surround, double glazed windows to front and rear and a central heating radiator.

## Kitchen 13'8" x 7'8" max (4.19 x 2.35 max )



With a door leading from the entrance hall, fitted with a range of wall and base units with work tops and splashback, stainless steel sink and drainer, space for appliances, boiler, double glazed windows to front and rear, door leading to the rear entrance and a central heating radiator.

### Rear Entrance

With a door leading from the Kitchen and doors leading to the WC and Garden.

### WC

With a door leading from the rear entrance, wash hand basin with tiled splash back, WC, double glazed window to rear and a central heating radiator.

### Landing

With stairs leading from the entrance hall, doors leading to various rooms, double glazed window to rear and a central heating radiator.

### Bedroom One 11'8" x 9'0" (3.57 x 2.76 )



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

### Bedroom Two 13'8" x 7'7" max (4.19 x 2.33 max )



With a door leading from the landing, double glazed windows to front and rear, storage cupboard and a central heating radiator.

### Bathroom



With a door leading from the landing, wash hand basin with splashback, WC, bath unit with shower attachment, double glazed window to rear and a central heating radiator.

### Garden

With a door leading from the rear entrance, block paved patio surround, small retaining wall, grass lawn beyond and shrub borders.

### Money Laundering Regulation

At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

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

Please be advised that RE/MAX Prime Estates

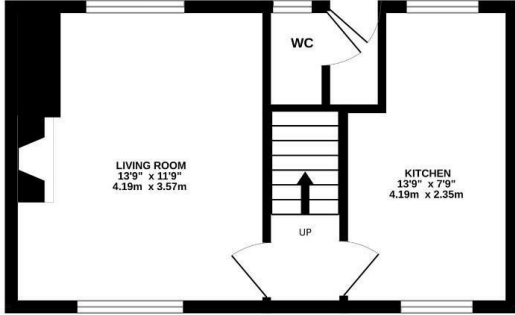
reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £36 including VAT per person will be applicable for this service.

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

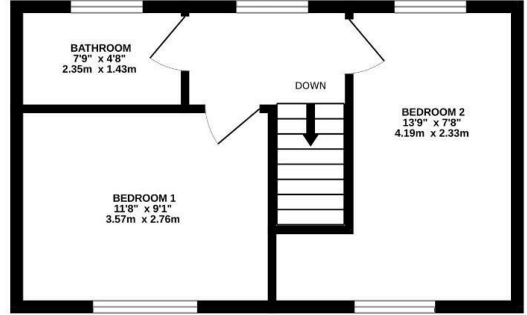


# Floor Plan

**GROUND FLOOR**  
299 sq.ft. (27.8 sq.m.) approx.

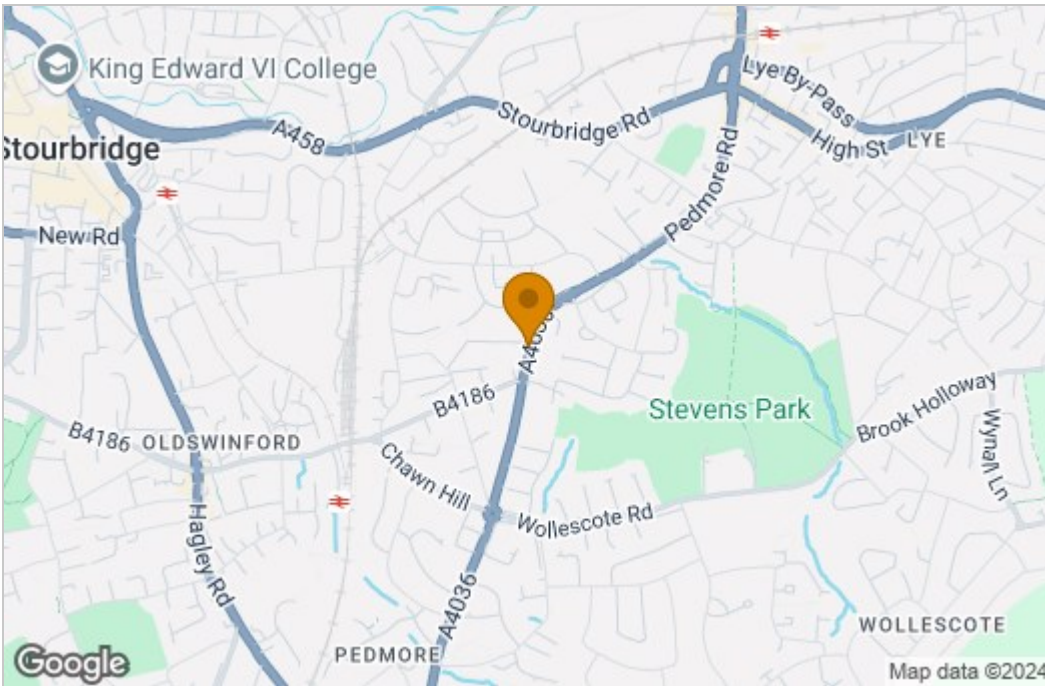


**1ST FLOOR**  
316 sq.ft. (29.3 sq.m.) approx.

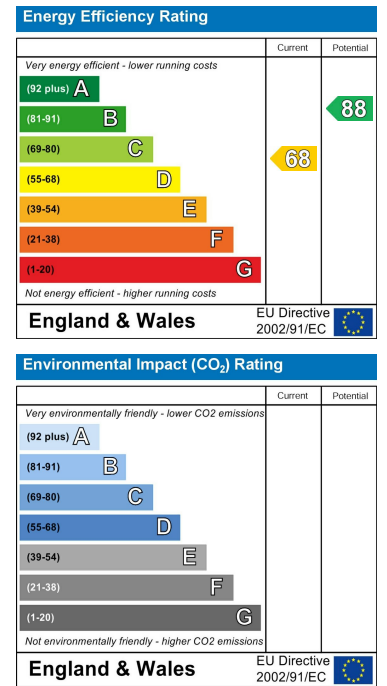


**TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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