



**RE/MAX**  
Prime Estates



**28 Longlands Avenue, Stourbridge, DY8 3TU**  
**Offers in excess of £514,500**

This beautifully presented and thoughtfully maintained four bedroom detached family home located on the popular Persimmon Longlands development briefly comprises to the ground floor; Entrance hall with Karndean flooring throughout, spacious lounge with French doors to patio, good size "snug" second reception room, open plan modern fitted kitchen with Silestone worktops and Island, separate utility room and a downstairs WC.

To the first floor, spacious landing, four generously sized bedrooms all with fitted wardrobes, master bedroom with modern fitted ensuite shower room and the family bathroom.

The property benefits from having a low maintenance rear garden with patio surround and shrub borders, a separate detached one and a half size garage and a triple tandem driveway to side providing ample parking opportunities. Furthermore NHBC and Persimmon guarantees are also still valid.

Situated close to the heart of Stourbridge's "Old Quarter" this previous show home has been upgraded to include many additional extras all to an impeccable standard. Its favourable location means its close by to popular amenities including Stourbridge Town, good schools and transport links.



## To The Front Of The Property



To the front of the property there is a paved pathway with lawns to side, shrub borders, door leading to the entrance hall, tarmacadam driveway to side, electrical points, gate providing access to the rear garden and an up and over door to detached garage.

## Entrance Hall

With a door leading from the front, Karndeian flooring throughout, recessed spotlights, doors leading to various rooms, stairs leading to the first floor landing and a central heating radiator.

## Lounge 17'7" x 10'9" (5.38 x 3.28)



With a door leading from the entrance hall, recessed spotlights, double glazed window to front, double glazed French doors to rear providing a dual aspect and a central heating radiator.

## Snug / Second Reception Room 11'7" x 10'1" (3.54 x 3.09 )



With a door leading from the entrance hall, Karndeian flooring, double glazed windows to front and side and a central heating radiator.

## Kitchen Diner 16'6" x 12'11" (5.03 x 3.94 )



With a door leading from the entrance hall, Karndeian flooring throughout, fitted with a range of wall and base units with Silestone worktops and upstands, one and a half sink and drainer, gas hob with electric oven and extractor hood, integrated appliances including fridge freezer and dishwasher, Island with Silestone worktop and upstand with integrated breakfast bar and built in waste removal, space for dining room table, recessed spotlights, double glazed windows to side and rear, double glazed French door to side, doors leading to utility and understairs storage and a wall mounted radiator.

## Utility

With a door leading from the kitchen diner, Karndeian flooring, base units with Silestone worktops and upstands, recessed spotlights, space for appliances, cupboard housing combination boiler, extractor, double glaezd window to side and a central heating radiator.



## WC



With a door leading from the entrance hall, Karndean flooring, partly tiled surround, WC, wash hand basin with tiled splash back, recessed spotlights, extractor and a central heating radiator.

## Landing

With stairs leading from the entrance hall, doors leading to various rooms, loft access, storage cupboard, double glazed window to side and a central heating radiator.

**Bedroom One 16'6" x 12'11" max (5.03 x 3.94 max )**



With a door leading from the landing, recessed spotlights, two built in wardrobes creating a separate dressing area, double glazed windows to sides and rear, door leading to the en suite and two central heating radiators.

## En Suite



With a door leading from the master bedroom, Karndean flooring, partly tiled surround, WC, wash hand basin with tiled splash back, recessed spotlights, shower cubicle with waterfall shower attachment, extractor, double glazed window to side and a chrome heated towel rail.

**Bedroom Two 11'7" x 10'1" (3.54 x 3.09 )**



With a door leading from the landing, built in wardrobes, double glazed windows to side and front and a central heating radiator.

**Bedroom Three 9'6" x 8'8" (2.91 x 2.65 )**



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

### Bedroom Four 10'9" x 8'0" (3.28 x 2.46 )



With a door leading from the landing, built in wardrobes, double glazed window to rear and a central heating radiator.

### Bathroom



With a door leading from the landing, Karndean flooring, partly tiled surround, bath unit with shower over and glass screen, recessed spotlights, wash hand basin with splash back, WC, extractor, double glazed window to front and a chrome heated towel rail.

### Garden



With doors leading from the kitchen diner and lounge, paved patio area surrounding the property

with lawn, up and down lights, gate to side providing access to the driveway, door leading to the detached garage and shrub borders to rear.

### Garage

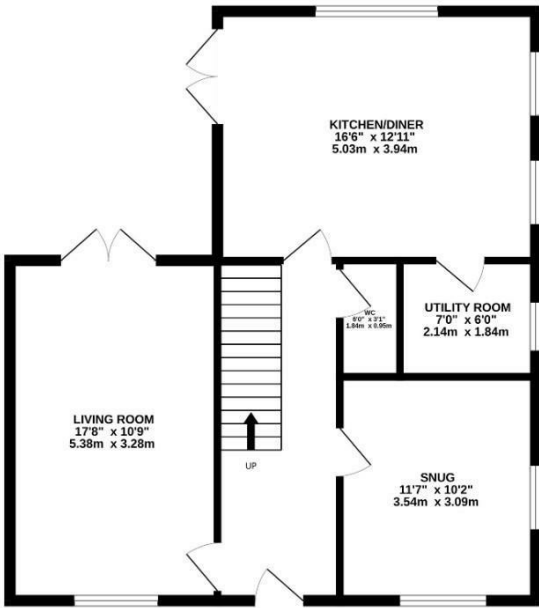


With an up and over door to front and separate door from the garden, one and a half in size, electrical points and storage space.

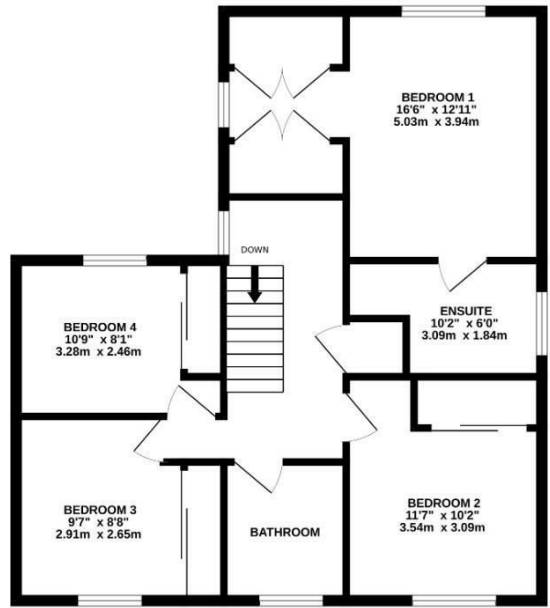


# Floor Plan

GROUND FLOOR  
694 sq.ft. (64.4 sq.m.) approx.



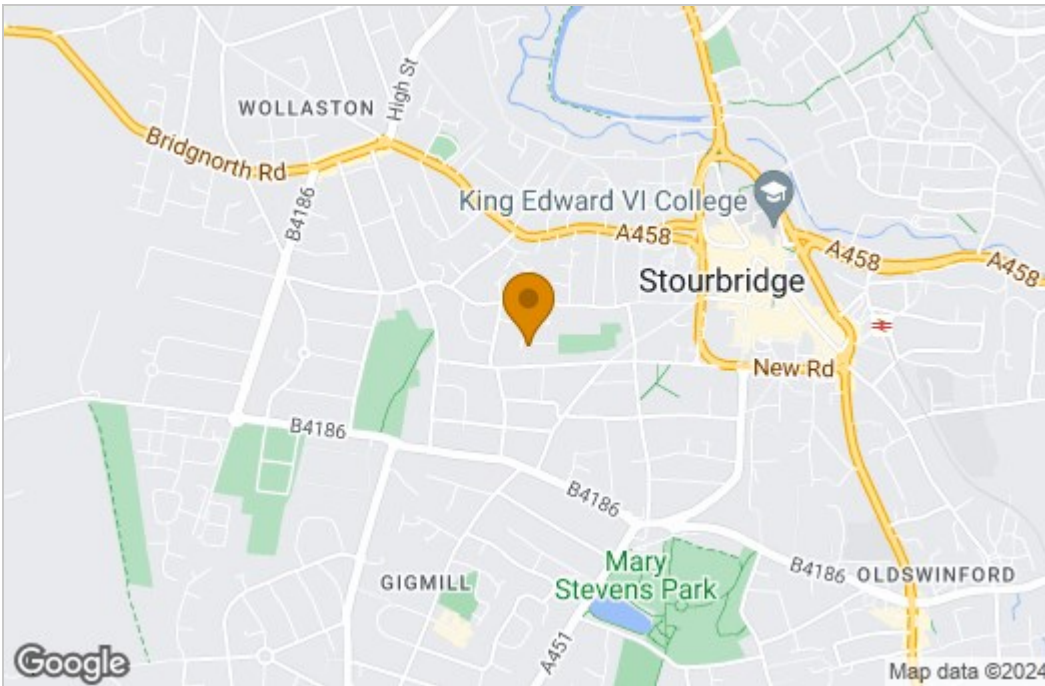
1ST FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



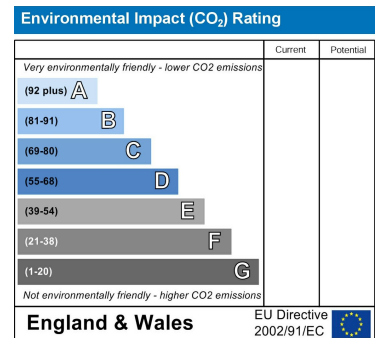
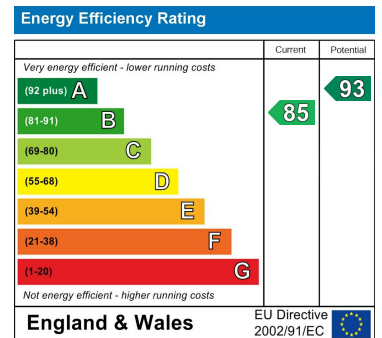
TOTAL FLOOR AREA: 1387 sq.ft. (128.9 sq.m.) approx.

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.