



**RE/MAX**  
Prime Estates



**23 Greenfield Avenue, Stourbridge, DY8 1SX**  
**Offers in the region of £475,000**

Enjoying an imposing position in one of Stourbridge's most desirable localities, 'The Old Quarter', this traditional four bedroom semi detached home is ready for its next occupant. The property boasts a wealth of original features including fireplaces and original Minton Tile flooring.

Briefly, the property comprises; Driveway to front, entrance porch with original stained glass window, hallway with Minton tile floor, lounge with original fireplace, dining room with original fireplace, ground floor shower room, cellar which has been boarded out, snug room, fitted kitchen and pleasant rear garden with courtyard.

To the first floor; modern family bathroom, larger than expected master bedroom with original fireplace, third double bedroom with window to rear, stairs leading to the second floor landing which leads to; second bedroom with dormer window to front and the fourth double bedroom with dormer window to rear.

The property benefits being situated in a popular location within close proximity to local Stourbridge amenities including outstanding educational facilities such as Greenfield Primary School and Redhill Secondary School, excellent transport links and the shops, restaurants and services of Stourbridge Town Centre within close walking distance.

An early viewing of this stunning example of a sympathetically maintained period property is very strongly advised. Contact RE/MAX Prime Estates to arrange your exclusive viewing appointment.

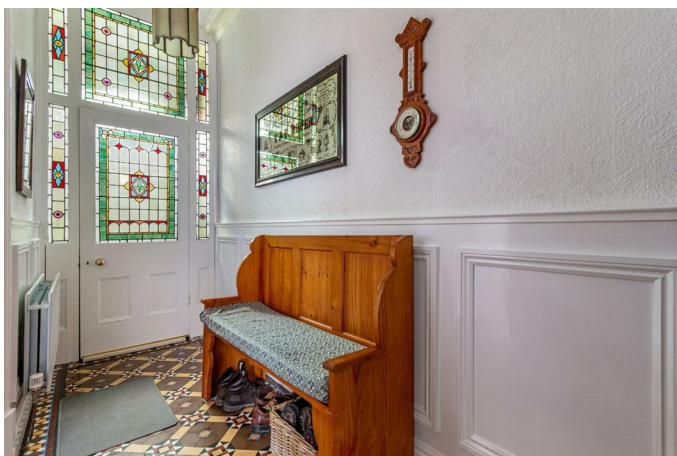


## Approach



With a paved parking area to the front with pebble borders, steps leading to:

## Entrance Porch



With a traditional wooden door leading from the front drive, stained glass window to front and traditional wooden door with decorative stained glass leading to;

## Entrance Hall



With a door leading from the entrance porch, original Minton tile floor, doors leading to various rooms, stairs leading to the upper floors and a central heating radiator

## Living Room 15'8" x 11'10" (4.78 x 3.61)



With a door leading from the entrance hall, picture rails, original fireplace with gas fuelled burner, double glazed bay window to front and a central heating radiator

## Dining Room 12'11" x 9'10" (3.95 x 3.02)



With a door leading from the hallway, original fireplace with decorative surround, double glazed window to rear and a central heating radiator

## Ground Floor Shower Room



With a door leading from the entrance hall, tiled surround, WC, hand wash basin, shower cubicle and a central heating radiator



### Cellar

With a door leading from the hallway to stone staircase down to the cellar. Note- the cellar has been boarded

### Breakfast Room 10'5" x 9'11" (3.19 x 3.04)



With a door leading from the entrance hall, door leading to the kitchen, original fireplace with decorative surround, double glazed window to the side and a central heating radiator

### Kitchen 18'11" x 7'5" (5.77 x 2.27)



With a door leading from the breakfast room, fitted with a range wall of base units with worktops, fitted oven and hob with extractor above, sink with mixer tap and drainer, door leading to the rear garden, double glazed window to the side and central heating radiators

### First Floor Landing

With stairs leading from the entrance hall, doors to various rooms and stairs leading to the second floor landing

### Master Bedroom 18'1" x 14'3" (5.53 x 4.35)



With a door leading from the first floor landing, original fireplace with decorative surround, double glazed window to the front and a central heating radiator

### Bedroom Two 12'11" x 11'10" (3.95 x 3.61)



With a door leading from the first floor landing, original fireplace with decorative surround, double glazed window to the rear and a central heating radiator

### Family Bathroom

With a door leading from the first floor landing, tiled surround, bath tub, hand wash basin, WC, double glazed window to the side and a central heating radiator

## Upper Floor Landing



With stairs leading from the first floor landing, doors to various rooms, additional built in storage cupboard and double glazed dormer window to the rear

### Bedroom Three 18'1" x 14'3" (5.53 x 4.35)



With a door leading from the second floor landing, central heating radiator, fitted wardrobe, hot and cold air conditioning unit, dormer window to front and central heating radiator

### Bedroom Four 11'9" x 9'6" (3.60 x 2.91)



With a door leading from the first floor landing, original fireplace with decorative surround, double glazed dormer window to the rear and a central heating radiator

## Garden



### 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

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.

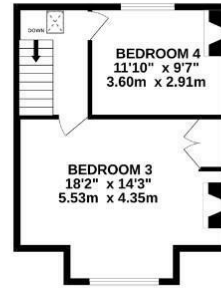
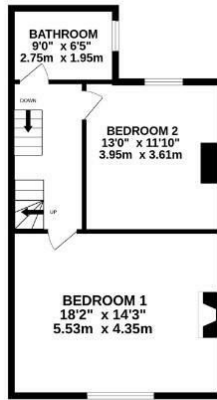
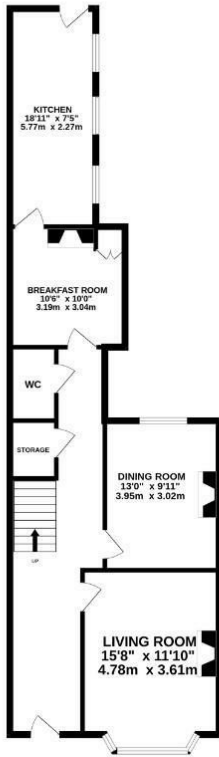


# Floor Plan

GROUND FLOOR  
783 sq ft. (72.7 sq.m.) approx.

1ST FLOOR  
540 sq ft. (50.2 sq.m.) approx.

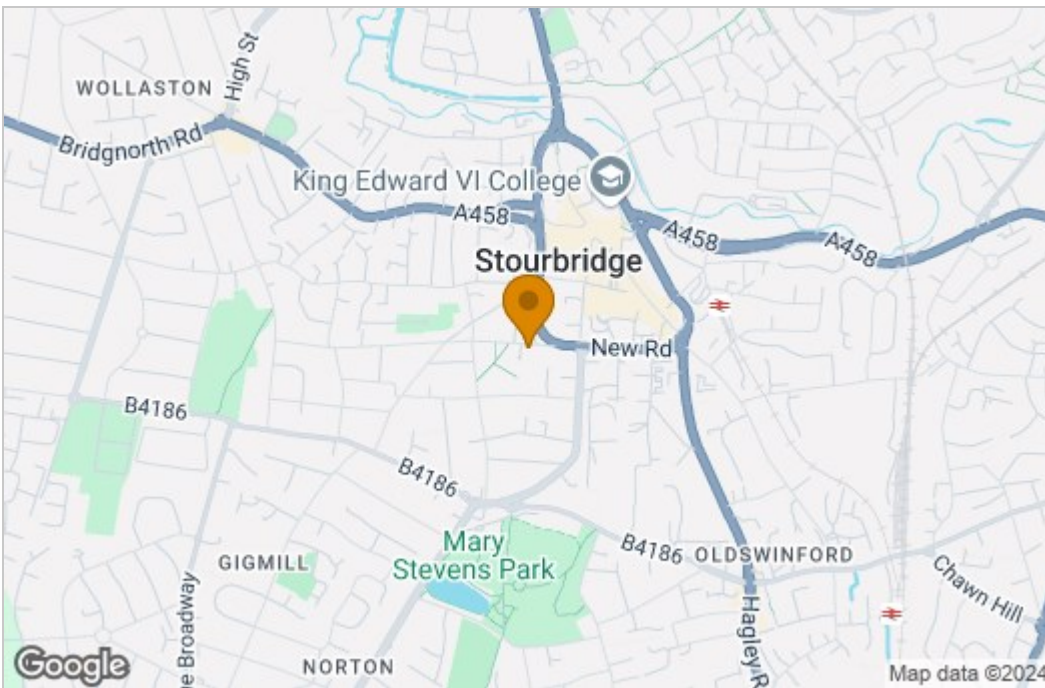
2ND FLOOR  
394 sq ft. (36.5 sq.m.) approx.



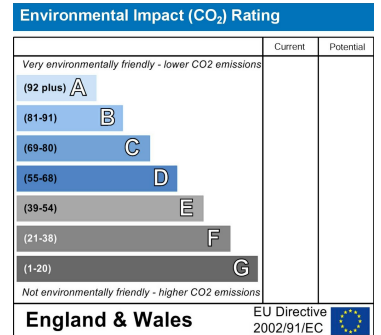
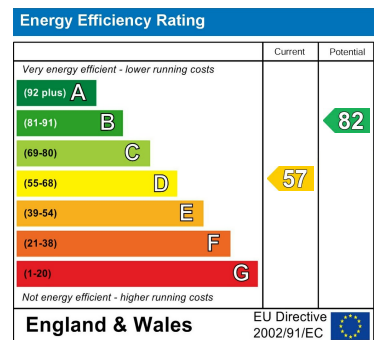
TOTAL FLOOR AREA: 1716 sq.ft. (159.4 sq.m.) approx.

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



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.

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