



**RE/MAX**  
Prime Estates



**58 Longlands Avenue, Stourbridge, DY8 3TU**  
**Offers in the region of £325,000**

Presenting this well maintained and presented three bedroom semi-detached family home nestled within the sought-after Persimmon Longlands development.

The property briefly comprises; entrance hall with ground floor WC, spacious lounge with doorway access to the modern fitted kitchen / diner, pleasant rear garden with patio to front and lawn beyond. To the first floor; three good size bedrooms with an en-suite shower room to the master and a family bathroom with bath.

An early viewing is strongly recommended to appreciate the standard of accommodation on offer, so get in touch today to arrange your viewing appointment!

## Approach



With a paved walkway from the footpath with shrub border, tandem driveway to the side with the added benefit of an electric vehicle charging point

## Entrance Hall

With a door leading from the approach, doors to various rooms and stairs to the first floor

Lounge 14'2" x 12'0" (4.34 x 3.66)



With a door leading from the entrance hall, additional door to the kitchen / diner, double glazed window to the front and a central heating radiator

Kitchen / Diner 15'1" x 8'7" (4.62 x 2.64)



With a door leading from the lounge, fitted with a

range of wall and base units with worktops above, integrated oven and hob with stainless steel extractor above, utility outlet points, a double glazed window to the rear, double glazed patio doors to the rear and a central heating radiator

## WC



With a door leading from the hallway, WC, Hand wash basin, a central heating radiator and double glazed window to the front

## Landing

With stairs leading from the entrance hall and doors to various rooms

Master Bedroom 12'0 x 9'42 (3.66m x 2.74m)



With a door leading from the landing, built in store cupboard, a door leading to the en-suite, double glazed window to the front and a central heating radiator

## En-Suite



With a door leading from the master bedroom, tiled surround with WC, hand wash basin, shower cubicle, a double glazed window to the front and a central heating radiator

Bedroom Two 9'1" x 7'6" (2.79 x 2.31)



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

Bedroom Three 7'6" x 5'8" (2.31 x 1.75)



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

## Family Bathroom



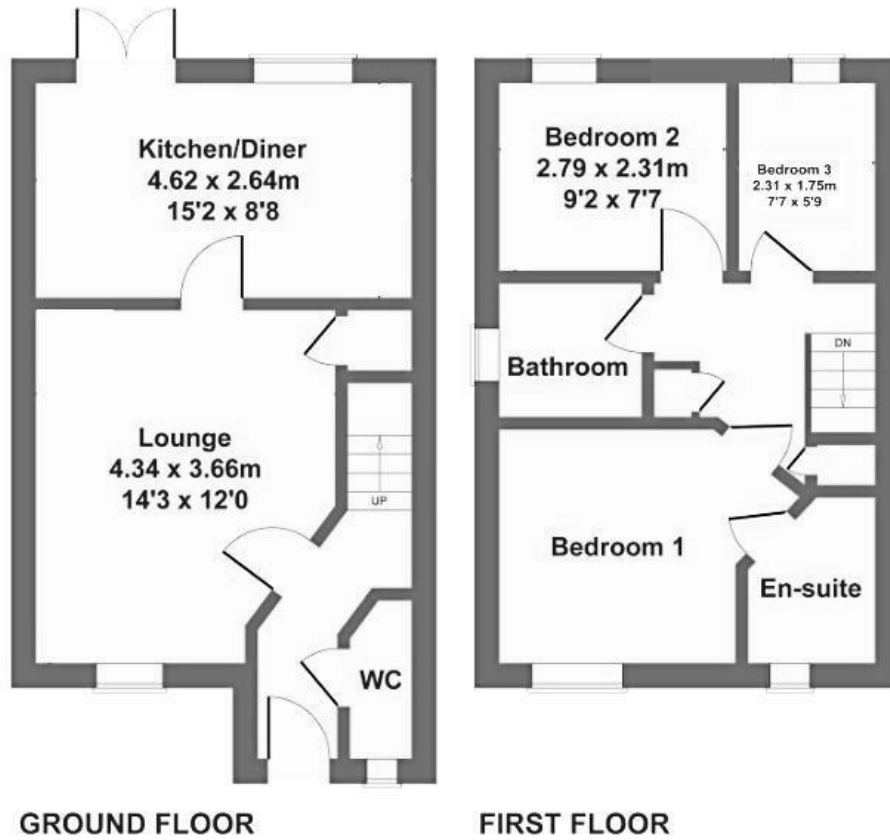
With a door leading from the landing, fitted with tiled surround, WC, hand wash basin, bath with shower over, a double glazed window to the side and a central heating radiator

## Garden



With patio doors leading from the Kitchen / Diner, patio area to front with lawn beyond

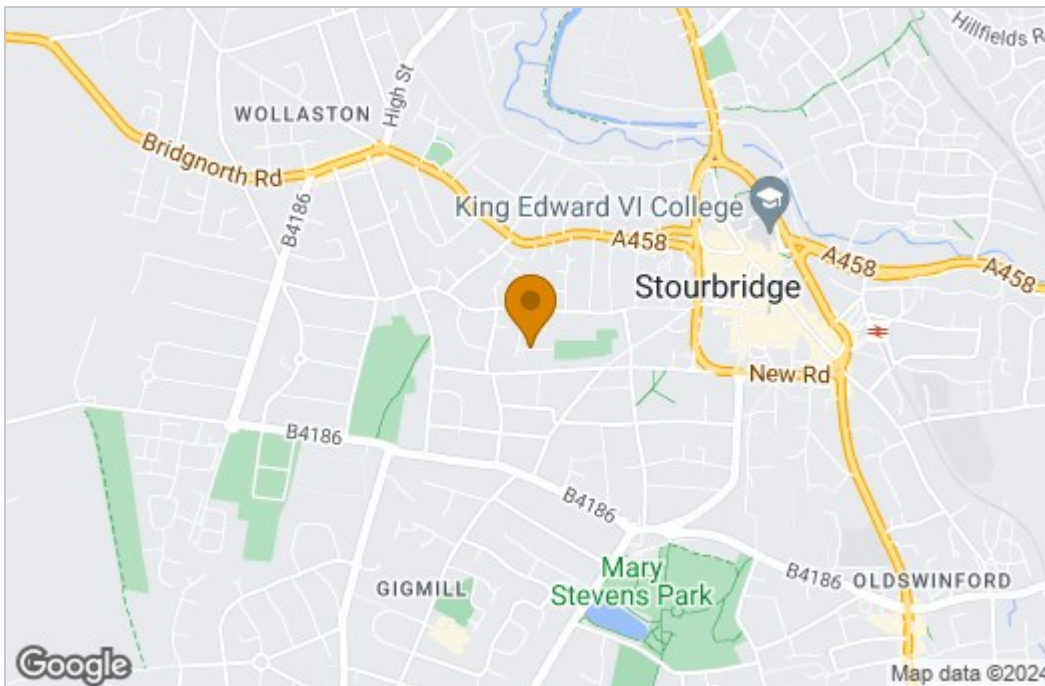
## Floor Plan



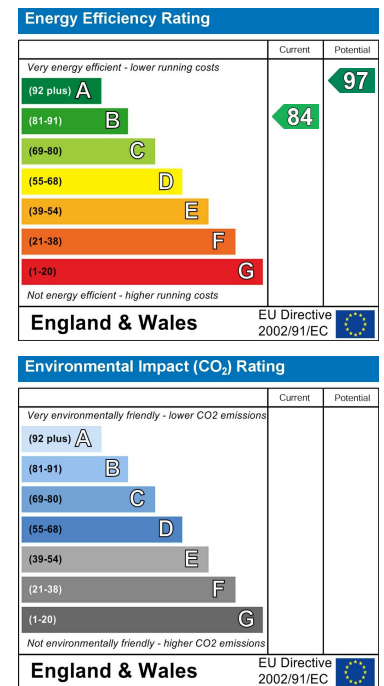
### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

## 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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