



**RE/MAX**  
Prime Estates



## **St Aubins Brook Street, Stourbridge, DY8 3XD** **Offers in excess of £525,000**

Introducing this captivating traditional-style link-detached house, majestically positioned on the corner of Brook Street and Clifton Street. This property has undergone a modern transformation through a thoughtful extension, elevating its appeal.

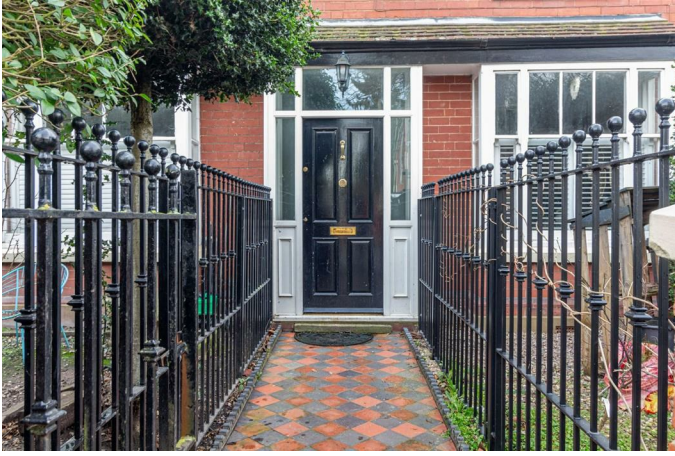
The ground floor of this home unveils an expansive open-plan kitchen/diner/lounge, creating a versatile space for family gatherings and entertaining. The addition of a utility/ cloakroom enhances the practicality of daily living.

Continuing through the property, the dual-aspect lounge floods with natural light, providing a comfortable and inviting atmosphere centred around a charming log-burning stove.

Venturing to the first floor, the master suite stands out with an en-suite shower room and an additional dressing room. The second bedroom offers generous proportions, while the third bedroom, nestled on the top floor (second floor), boasts the added luxury of an en-suite bathroom with roll-top bath.

Externally, the property commands attention with its imposing corner position, offering ample off-road parking for multiple vehicles. The extension has seamlessly modernised the residence, ensuring it meets the

## Approach



With a decorative wrought iron gate leading from Brook Street, quarry tile pathway with wrought iron fence surround leading to the front door

## Entrance Hall

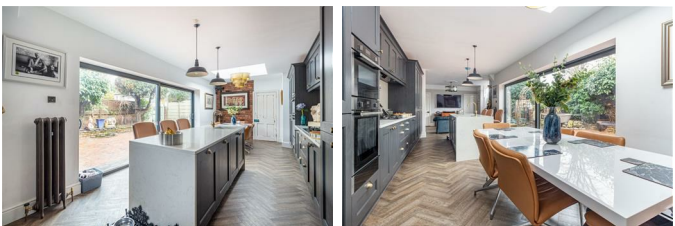
With a door leading from the front approach, doors leading to various rooms and stairs to the upper floor accommodation

## Kitchen / Lounge 14'4" x 13'1" (4.39 x 3.99)



With a door leading from the entrance hall, open plan to Kitchen Diner, door leading to the cellar, modern open flame fireplace recessed to the wall, a bay window to the front and a central heating radiator

## Kitchen / Diner 24'11" x 11'8" (7.60 x 3.58)



With open plan access to the lounge, fitted with a range of solid wood wall and base units with 30mm Quartz worktops and splashbacks above, integrated appliances including double oven, microwave, plate warmer, gas hob, extractor, fridge freezer and

dishwasher. Additional kitchen island with storage below, pendant lighting above, undermounted porcelain sink with brass mixer tap, 30mm quartz worktops with waterfall ends and overhang to create seating area, double glazed sliding patio doors to the rear, a door to the utility, double glazed sky lantern window and a cast iron central heating radiator

## Utility / WC



With a door leading from the dining area of the Kitchen Diner, fitted with a hand wash basin, WC, storage cupboards, a central heating radiator, door to side and double glazed windows to the side

## Living Room 14'6" x 14'4" (4.44 x 4.39)



With a door leading from the entrance hall, solid fuel burning stove with decorative surround and hearth, bay windows to the front and side and a cast iron central heating radiator

## Landing

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

**Master Suite 12'5" x 11'0" (3.79 x 3.37)**



With a door leading from the landing, a door leading to the En-Suite and Dressing Room, a central heating radiator and a double glazed window to the front

**En-suite**



With a door leading from the master suite, fitted with a WC, hand wash basin with vanity unit, a spacious walk in shower with decorative tile surround, a door leading to the dressing room, a central heating brass heated towel rail and double glazed windows to the front and side

**Dressing Room 6'0" x 5'7" (1.83 x 1.71)**

With a door leading from the en-suite, skylight window to the ceiling and a central heating radiator

**Bedroom Two 12'5" x 11'1" (3.79 x 3.40)**



With a door leading from the landing, built in storage cupboard, windows to the front and side and a central heating radiator

**Bedroom Three 13'9" x 10'3" (4.21 x 3.14)**



With stairs leading from the landing, a door leading to the en-suite, window to the side and a central heating radiator

**En-Suite**



With a door leading from Bedroom Three, decorative wooden panel surround, fitted with a WC, hand wash basin and roll-top bath tub, separate shower cubicle, a central heating radiator and skylight window above

## Garden



With a double opening wooden gate allowing car access, low maintenance garden space, pebbled and cobbled with shrub borders

### 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

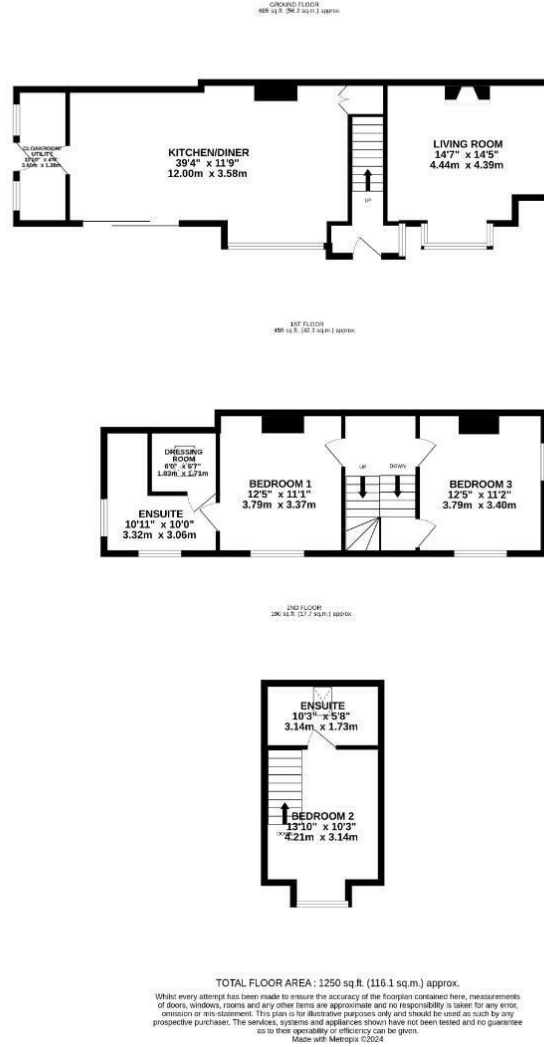
At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers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

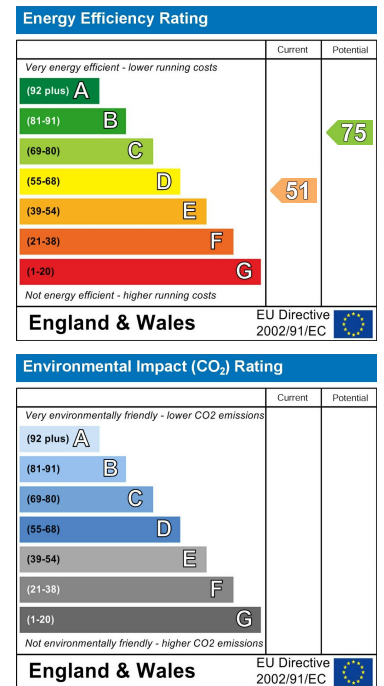
# Floor Plan



# 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.