



**RE/MAX**  
Prime Estates



**15 Beech Road, Stourbridge, DY8 2AS**  
**Offers in the region of £305,000**

RE/MAX Prime Estates are excited to showcase this immaculately presented two bedroom home the ever popular Beech Road, Stourbridge. This beautiful home has been thoughtfully improved to feature modern comforts whilst remaining complimentary to the heritage of the building itself.

In brief, the property comprises; entrance hall, living room to front with double glazed bay window, dining room with double glazed sash window to the rear, a rear lobby with under-stairs storage, modern fitted kitchen with new Worcester Bosch central heating boiler.

To the first floor; spacious landing, two double bedrooms and a family bathroom with shower and bath.

An early viewing is strongly recommended to appreciate the size and standard of accommodation on offer. Contact RE/MAX Prime Estates to arrange your appointment today!



## Approach

### Entrance Hall

With a door leading from the driveway, doors to various rooms and a central heating radiator

### Living Room 12'5" x 10'0" (3.81 x 3.05)



With a door leading from the entrance hall, solid fuel burning stove with slate hearth, a central heating radiator and a double glazed window to the front

### Dining Room 13'11" x 10'8" (4.25 x 3.27)



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

### Kitchen 15'10" x 8'2" (4.85 x 2.51)



With a door leading from the dining room, fitted with a range of wall and base units with wooden worktops above, integrated oven with gas hob and extractor above, space for additional appliances, a stainless steel sink with mixer tap and drainer, a central heating radiator, double glazed windows to the side and a UPVC double glazed door leading to the rear garden

### Landing

With stairs leading from the ground floor, doors to various rooms, a double glazed window to the side and a central heating radiator

### Master Bedroom 13'11" x 10'2" (4.25 x 3.12)



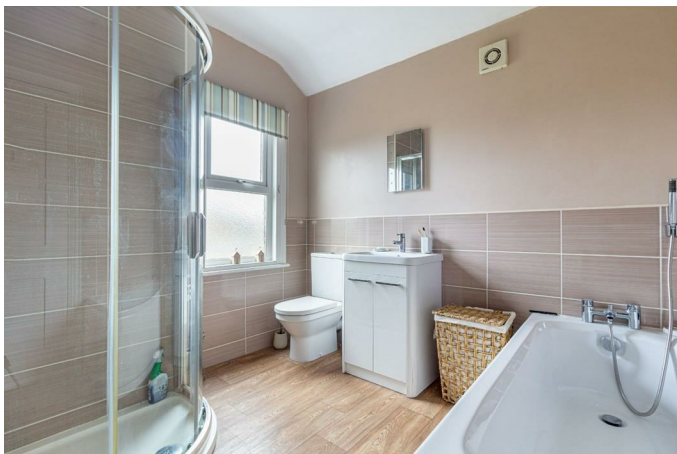
With a door leading from the landing, decorative fireplace with surround, a central heating radiator and a double glazed window to the front

## Bedroom Two 11'6" x 10'6" (3.53 x 3.21)



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

## Bathroom



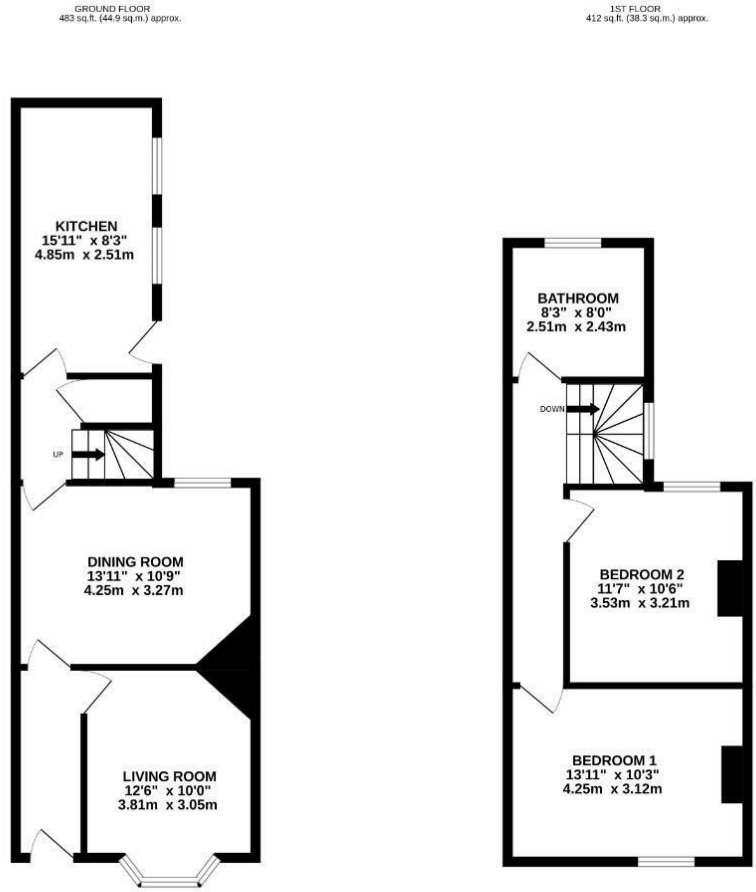
With a door leading from the landing, half-height tile surround, WC, hand wash basin with vanity unit, a shower cubicle with tiled surround, a bath with mixer taps, a central heating radiator and a double glazed window to the rear

## Garden



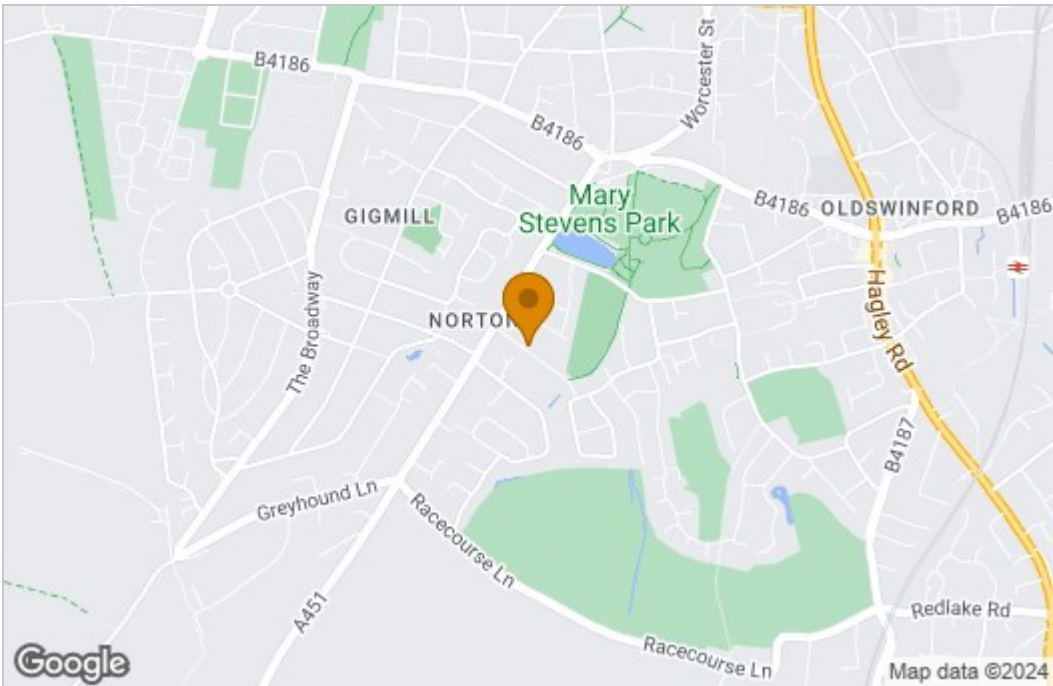
With a door leading from the kitchen, patio and gravelled area to the front with lawn beyond with shrub borders

# Floor Plan

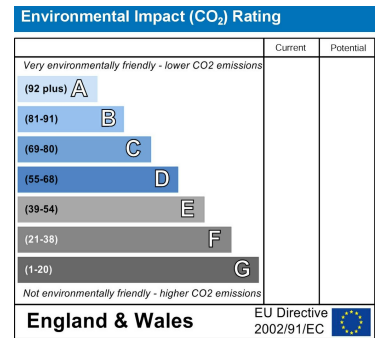
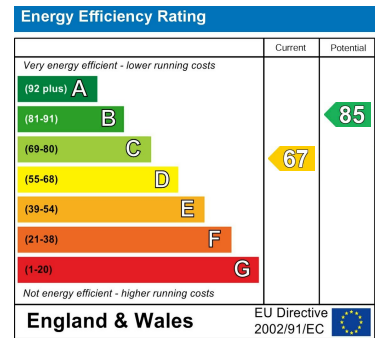


TOTAL FLOOR AREA: 895 sq.ft. (83.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
 Made with Metronix i2024.

# Area Map



# Energy Efficiency Graph



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