



RE/MAX
Prime Estates



Sunnybank Worcester Street, Stourbridge, DY8 1AT

Offers in the region of £449,995

Presenting this thoughtfully extended and extensively improved period four-bedroom detached family house, nestled within the much sought-after "Old Quarter" of Stourbridge. This residence offers impressively spacious accommodation, meticulously crafted and ready to be your next home. Conveniently located off-road parking to the rear adds to the practicality of this charming property.

Upon entering, the fabulous layout unfolds to reveal two excellent-sized reception rooms, providing versatile spaces for various activities. The luxury re-appointed dining kitchen is a highlight, featuring a range of modern appliances and serving as the heart of the home. The four excellent bedrooms offer ample space for growing families, with the master bedroom boasting a beautifully fitted en-suite shower room.

This home is not only a testament to character and functionality but also a showcase of sustainability with integrated solar panels with battery system, contributing to energy efficiency and environmental consciousness.

The "Old Quarter" is renowned for its highly desirable location, and this property is ideally situated within a short walking distance of Stourbridge town centre and Mary Stevens Park. Esteemed schooling options, including Greenfield Primary School, Red Hill secondary school, and Oldswinford Hospital school, are in close walking proximity.

This superb period home strikes the perfect balance between character and functionality, seamlessly blending original charming features with fantastic modern appointments. A personal visit is essential to fully

Approach



Positioned in an elevated position with steps leading from Worcester Street and vehicle access from Hanbury Hill to the rear

Entrance Porch

With a composite door leading from the front, double glazed window to front and a door leading to the entrance hall

Entrance Hall

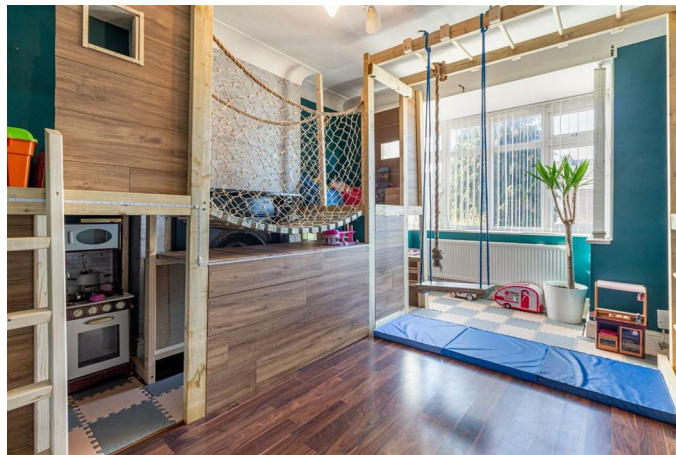
With a door leading from the entrance porch, doors to various rooms, stairs to the first floor landing, a double glazed window to the rear and a central heating radiator

Living Room 12'10" x 24'5" (3.92 x 7.46)



With a door leading from the entrance hall, double glazed bay window to front, double glazed french patio doors to rear, log burning stove with hearth and central heating radiators

Dining Room 10'2" x 15'1" (3.12 x 4.62)



With a door leading from the entrance hall, double glazed bay window to the front front, fireplace with decorative surround and a central heating radiator. Note- the current owners have created a 'play space' for children

Kitchen Diner 9'2" x 18'2" (2.8 x 5.55)



Open from the entrance hall, fitted with a range of wall and base units with work surfaces and upstands, one and a half sink and drainer with mixer tap, integrated electric oven, microwave and hob with extractor hood above, plumbing for dishwasher, space for 'American style' fridge freezer, cupboard housing wall mounted central heating boiler, vaulted ceiling with skylight window, double glazed patio doors to rear and a central heating radiator

Cloakroom

With a door leading from the entrance hall, WC and wash hand basin

Landing



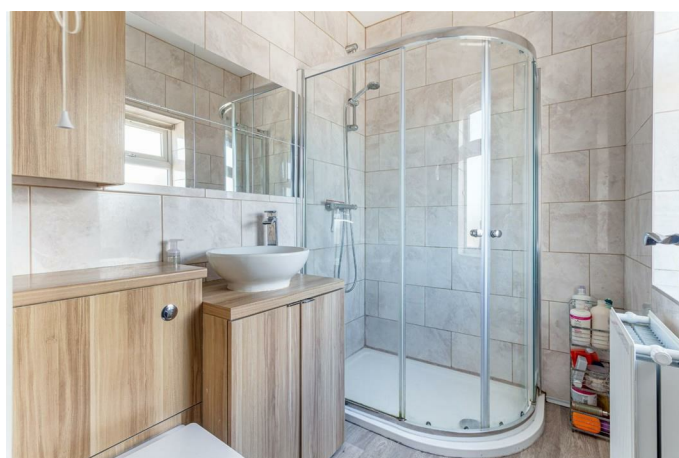
With stairs leading from the entrance hall, doors to various rooms, double glazed window to rear and a central heating radiator

Master Bedroom 9'3" x 12'9" (2.84 x 3.9)



With a door leading from the landing, double glazed window to front, doorway access to en-suite bathroom and a central heating radiator

En Suite



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

Bedroom Two 10'1" x 11'11" (3.08 x 3.65)



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

Bedroom Three 8'8" x 10'0" (2.65 x 3.06)



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

Bedroom Four 6'4" x 10'11" (1.95 x 3.35)



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

Family Bathroom



With a door leading from the landing, bath with shower over and tile surround, WC, wash hand basin, double glazed window to rear, extractor fan and a chrome heated towel rail

Garden

With double glazed patio doors from the living room and kitchen to a block paved patio, lawn with shrub borders beyond, double gated driveway to rear to and gate to the side leading to the front

Driveway

With double gates leading to Hanbury Hill, gateway leading to garden

Eco

The property has been fitted with Photovoltaic panels to the roof with a battery system, offering solar power usage outside of daylight hours

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.

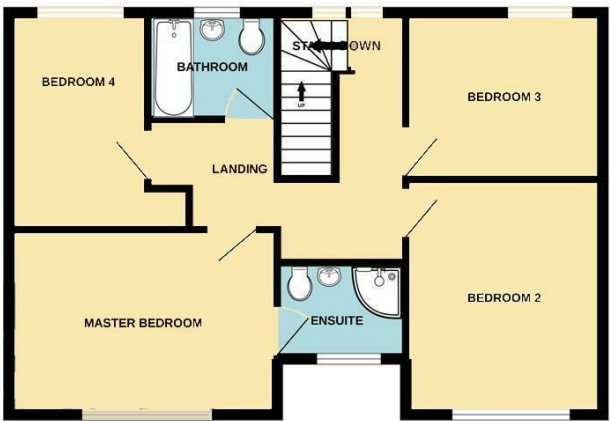
Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

Floor Plan

GROUND FLOOR



1ST FLOOR

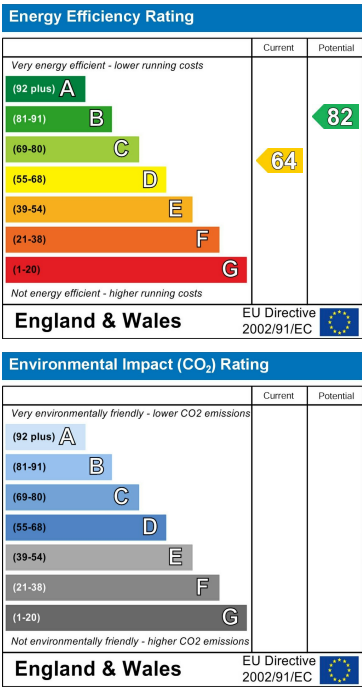


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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