



**RE/MAX**  
Prime Estates



**23 South Avenue, Stourbridge, DY8 3XY**  
**Asking price £550,000**

Oozing with character throughout;

We're extremely excited to bring to the market this stunning example of a period detached home on one of Stourbridge "Old Quarter's" most highly sought after addresses. This beautiful house has the rare added benefit of a driveway for multiple vehicles as well as a garage.

Briefly, the property comprises; Storm porch leading to grand entrance hall with original wooden floors and wall panelling, a spacious dining room with feature stain glass bay window, a spacious living room with bay window to the rear, a newly fitted (2019) breakfast kitchen with access to the mature rear garden. Additionally, the ground floor has the added benefit of a WC and utility area with access to the garage.

To the first floor; four bedrooms large enough to accommodate double beds, a bathroom with bath and shower cubicle and a separate WC.

Properties of this style, size and location tend not to stay on the market for long, so we advise an early viewing to avoid disappointment!

## Approach



With a tarmac drive leading to the garage, side access gate and storm porch

## Entrance Hall



With a wooden & stained glass door leading from the storm porch, original wooden floor, doors to various rooms, stairs leading to the first floor accommodation

## Living Room 15'10" x 12'11" (4.83 x 3.96)



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

## Dining Room 17'6" x 12'11" (5.34 x 3.96)



With a door leading from the entrance hall, a fireplace with decorative surround bay window to the front and a central heating radiator

## Breakfast Kitchen 18'2" x 10'4" (5.56 x 3.17)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops and tiled splashback, integrated oven with gas hob and extractor above, open with breakfast area, patio doors leading to the rear garden, under-stairs storage cupboard access, a door leading to the utility area, a double glazed window to the rear and a central heating radiator

## Utility Area

With a door leading from the kitchen, doorway access to the garage, a door leading to the side entry and a door leading to the ground floor WC

## Ground Floor WC



With a door leading from the utility area, WC and hand wash basin

## Landing

With stairs leading from the entrance hall, doors to various rooms and a feature stained glass window to the side

## Bedroom One 15'10" x 12'11" (4.83 x 3.95)



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

## Bedroom Two 17'10" x 10'0" (5.44 x 3.07)



With a door leading from the landing, a central heating radiator and windows to the front

## Bedroom Three 12'11" x 12'0" (3.95 x 3.67)



With a door leading from the landing, decorative stained glass bay window to the front and a central heating radiator

## Bedroom Four 9'3" . 8'1" (2.84 . 2.48)



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

## Bathroom



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

### WC

With a door leading from the landing, WC and window to the side elevation

### Garage 16'4" x 9'1" (5.00 x 2.78)

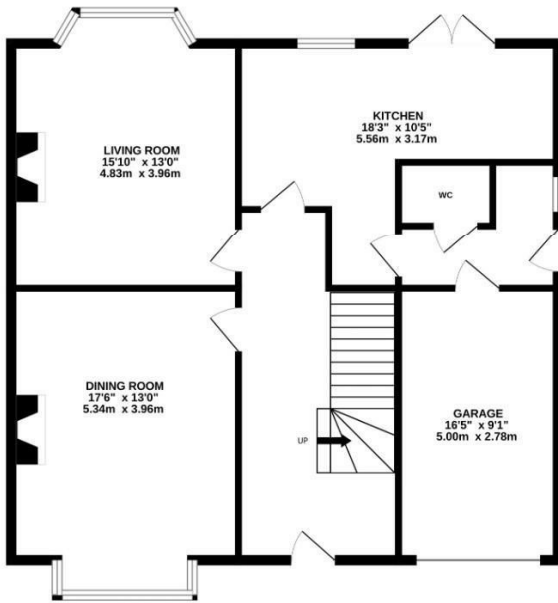
With an up-and-over garage door to the driveway, electricity outlet points and a door to the utility area

### Garden

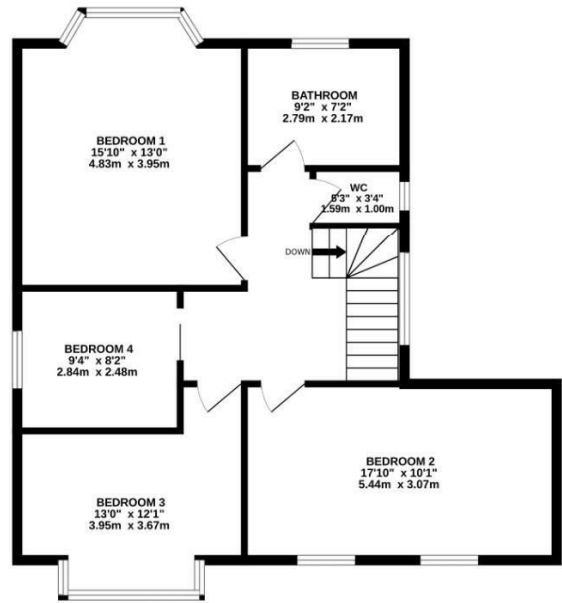
With a door leading from the kitchen, patio area to the front with lawn beyond, shrub borders throughout, raised beds to the rear, garden storage building and a side access gate

# Floor Plan

**GROUND FLOOR**  
938 sq.ft. (87.2 sq.m.) approx.



**1ST FLOOR**  
769 sq.ft. (71.5 sq.m.) approx.



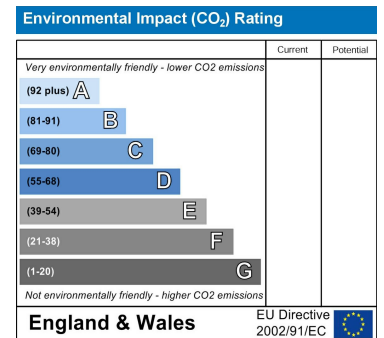
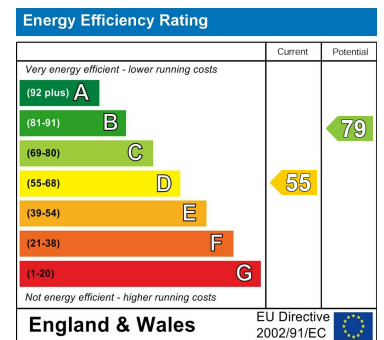
TOTAL FLOOR AREA : 1708 sq.ft. (158.6 sq.m.) approx.

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



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