



RE/MAX
Prime Estates



12a George Street, Stourbridge, DY8 5YN
Asking price £244,950

RE/MAX Prime Estates are excited to present to the market this well appointed three bedroom semi-detached home on George Street.

The property briefly comprises; entrance hall, spacious lounge with bay window, modern fitted kitchen with integrated appliances and stone worktops, a conservatory to the rear and a pleasant, sunny rear garden.
To the first floor; three bedrooms with built-in wardrobes to the master and a recently re-fitted bathroom.

An early viewing is strongly advised to appreciate the standard of accommodation on offer, so we urge prospective buyers to view as soon as possible to avoid missing this opportunity!

Approach



Being set back from the road behind a block paved driveway

Entrance Hall

With a door leading from the front driveway, stairs to the first floor accommodation and a door leading to the living room

Living Room 14'7" x 11'0" (4.47 x 3.37)



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

Kitchen Diner 15'10" x 10'11" (4.84 x 3.35)



With a door leading from the living room, fitted with a range of wall and base units with quartz worktops and upstands above, breakfast peninsula with storage below, integrated oven and hob with extractor above with stainless steel splashback, a stainless steel undermounted sink with drainer grooves, integrated appliances, a door leading to the conservatory, a central heating radiator and a double glazed window to the rear

Conservatory 11'6" x 8'0" (3.51 x 2.44)



With a door leading from the kitchen diner, double glazed window surround, a door leading to the rear garden and a central heating radiator

Landing



With stairs leading from the entrance hall, doors leading to various rooms and a double glazed window to the side

Bedroom One 14'7" x 9'8" (4.47 x 2.96)



With a door leading from the landing, fitted wardrobes with sliding doors, a double glazed bay window to the front and a central heating radiator

Bedroom Two 10'11" x 9'8" (3.35 x 2.96)



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

Bedroom Three 6'2" x 6'1" (1.88 x 1.87)

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

Bathroom



With a door leading from the landing, shower cubicle with full height shower surround, a wall mounted hand wash basin with mirror above, WC, a central heating radiator and a double glazed window to the rear

Garden



With a door leading from the conservatory, patio to front with lawn beyond, hedge border with further deck area to the rear with garden buildings

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:

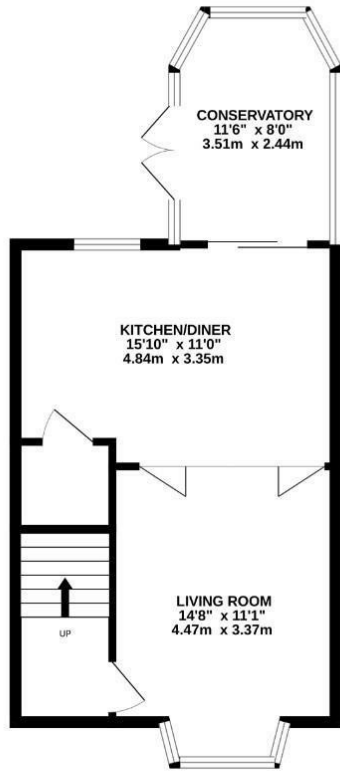
- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

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.

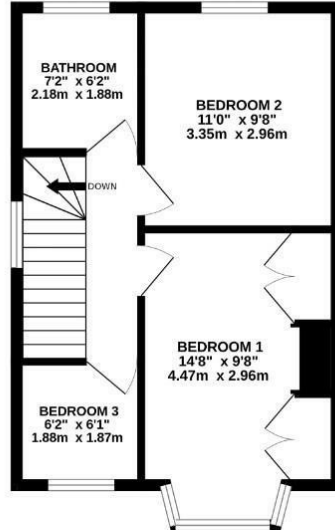
Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

Floor Plan

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



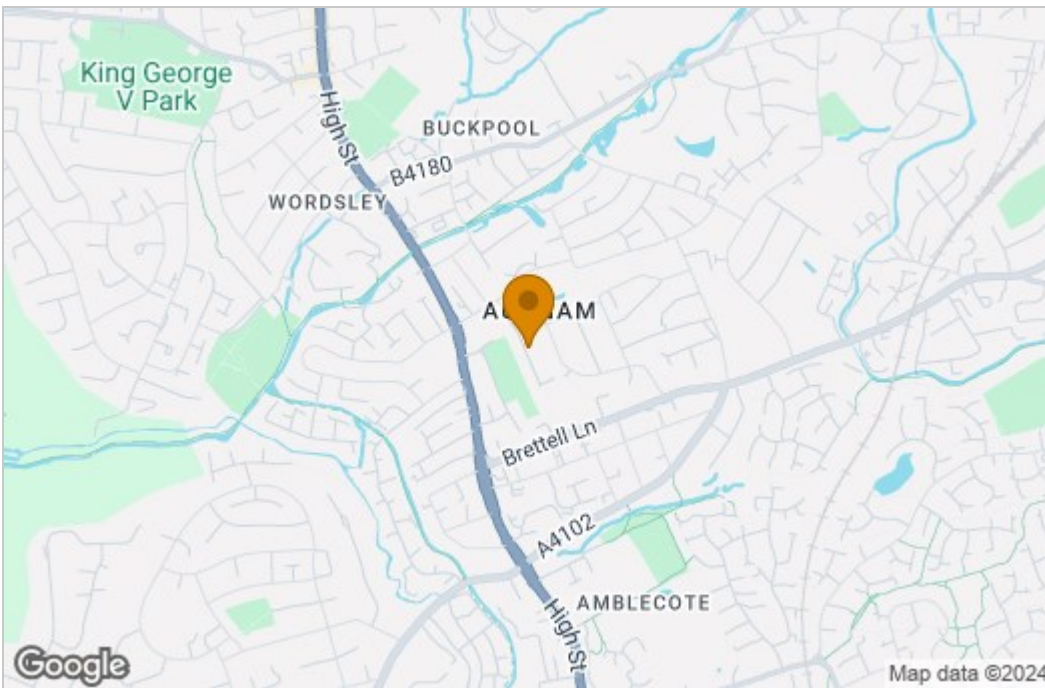
1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



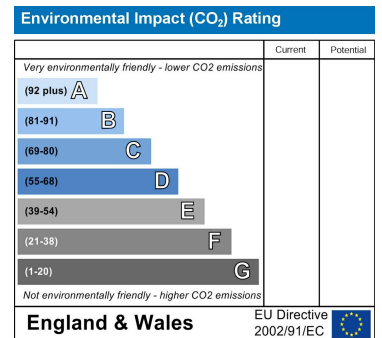
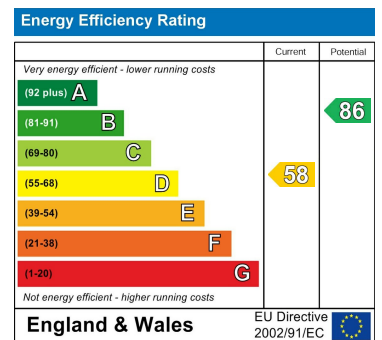
TOTAL FLOOR AREA: 856 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, areas 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 Floorplan 2024.

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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