



**RE/MAX**  
Prime Estates



**108 Worcester Street, Stourbridge, DY8 1AY**  
**Offers in the region of £575,000**

Nestled in the charming Worcester Street of Stourbridge, this detached house offers a perfect blend of space and comfort. Boasting two reception rooms and four bedrooms, this property provides ample room for a growing family or those who love to entertain.

The property's prime location offers the convenience of off-road parking for multiple vehicles, a rare find in this area. Situated within walking distance of Mary Stevens Park, nature lovers will appreciate the tranquillity and beauty this park has to offer.

Families will be delighted to know that this home is within close walking proximity to several esteemed schools, including Greenfield Primary School, Oldswinford Hospital School, Rudolph Steiner Elmfield School, and Redhill Secondary School. This makes the morning school run a (nearly!) stress-free experience.

Don't miss the opportunity to make this house your home and enjoy the best of what Stourbridge has to offer.



## Approach



Block paved driveway to the front and side with doorway access to the garage and entrance porch

## Entrance Porch

With a composite door leading from the driveway, small porch area with a door leading to the entrance hall

## Entrance Hall

With a door leading from the entrance porch, stairs leading to the first floor, electric under-floor heating, doors to various rooms and a central heating radiator

## WC

Electric under-floor heating

## Lounge 13'1" x 13'10" (4.00 x 4.24)



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

## Dining Room 10'9" x 10'11" (3.3 x 3.35)



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

## Kitchen Diner 20'8" x 22'4" (6.3 x 6.83)



With a door leading from the entrance hall, fitted with a range of wall and base units with quartz worktops and upstands, integrated microwave, oven and induction hob with modern extractor above, integrated dishwasher, separate drinks fridge, undermounted sink with a hot water tap and filter tap, a multi-fuel burning stove, electric under-floor heating, a door leading to under-stairs store, open plan to the dining area with a double glazed window to the rear, double opening doors to the rear garden and a central heating radiator



### Utility Room 7'10" x 10'9" (2.41 x 3.3)



With a door leading from the garage, fitted base units with worktops above, stainless steel sink with mixer tap, utility outlet points, a double glazed window to the rear and a central heating radiator

### Garage 16'8" x 10'9" (5.1 x 3.3)

With a remote operated roller shutter door to the front, electricity outlet points and a door leading to the rear garden

### Landing

With stairs from the entrance hall, doors leading to various rooms

### Master Bedroom 10'11" x 11'9" (3.33 x 3.6)



With a door leading from the landing, a door leading to the en-suite, fitted wardrobe, double glazed windows to the front and rear and a central heating radiator

### En-Suite



With a door leading from the master bedroom, WC, hand wash basin with vanity unit, walk in shower with tile surround, a double glazed window to the side and a central heating radiator

### Bedroom Two 10'9" x 11'1" (3.3 x 3.38)



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

### Bedroom Three 11'1" x 11'9" (3.4 x 3.6)



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

### Bedroom Four 10'0" x 10'2" (3.07 x 3.12)



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

### Family Bathroom



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

### Garden



With a door leading from the kitchen diner, patio area with separate cooking area with granite worktops, lawn beyond with additional garden building to the rear

### 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  
1067 sq.ft. (99.2 sq.m.) approx.



TOTAL FLOOR AREA: 1763 sq.ft. (163.8 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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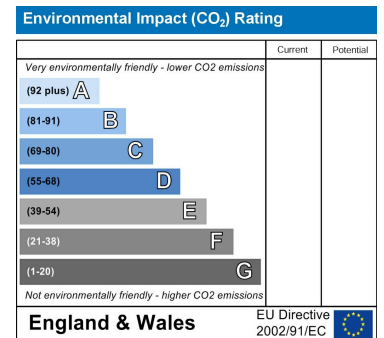
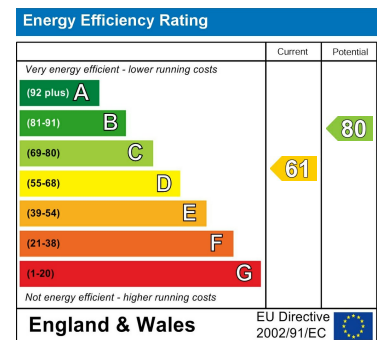
1ST FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



# 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.

Stourbridge, West Midlands, DY8 1DX

Tel: +44 (0) 1384 438457 Email: prime.estates@remax.uk <https://remax.uk/locations/RE-MAX-Prime-Estates>