



RE/MAX
Prime Estates



37 Swindell Road, Stourbridge, DY9 0TD
Offers in the region of £495,000

Welcome to this charming detached bungalow located on the prestigious Swindell Road in Stourbridge. This property boasts a delightful setting with a spacious open plan kitchen diner through to the lounge, three spacious bedrooms, and two modern bathrooms, making it an ideal home for a family looking for comfort.

Recently renovated to a high standard, this bungalow offers a fresh and contemporary feel throughout. The property features a double tandem garage, providing ample space for parking and storage, a rare find in this area. With parking available for multiple vehicles, you'll never have to worry about finding space for your cars or guests.

Situated in an imposing corner position, this bungalow enjoys a prime location close to several schools and colleges, making it perfect for families with children. Additionally, its proximity to transport links and shops ensures convenience and easy access to amenities as well as surrounding countryside walks.

One of the standout features of this property is its south-facing private rear garden, offering a tranquil outdoor space to relax and entertain. Whether you're enjoying a morning coffee or hosting a summer barbecue, this garden provides the perfect setting for outdoor living.

Don't miss out on the opportunity to make this stunning bungalow your new home. Book a viewing today and experience the comfort and convenience that this property has to offer.

Approach

With a tarmac drive with walled lawn border, access to the double tandem garage and a door leading to the porch

Porch

With a sliding door leading from the front driveway, UPVC door leading to entrance hall

Entrance hall

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

Kitchen Diner 25'2" x 8'6" (7.69 x 2.6)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops above integrated oven and hob with extractor above, composite sink with drainer and mixer tap, plumbing for a dishwasher, space for a fridge / freezer, open plan to lounge, double glazed patio doors to the rear garden, a door leading to the Utility, a double glazed window to the rear and a central heating radiator

Lounge 13'3" x 17'8" (4.04 x 5.41)



With a door leading from the entrance hall, open plan to kitchen diner, a double glazed bay window to the front with panoramic views and a central heating radiator

Utility (Previously used as Bedroom Four) 15'0" x 5'8" (4.59 x 1.73)

With a door leading from the kitchen diner, a double

glazed window to the rear and central heating radiator

Bedroom one 11'8" x 10'4" (3.58 x 3.17)



with a door leading from the entrance hall, decent sized bedroom with a double glazed window to the front and central heating radiator

Bedroom two 9'6" x 10'4" (2.92 x 3.17)



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

Bedroom three 8'5" x 8'4" (2.59 x 2.56)



With a door leading from the entrance hall, double glazed window and central heating radiator

Bathroom one 7'0" x 5'3" (2.15 x 1.62)



With a door a door leading from the hall, partly tiled round bath, WC, hand basin with a mixer tap

Bathroom two 5'2" x 7'6" (1.60 x 2.31)



With a door leading from the hall, shower cubicle, WC, mixer tap hand basin

Tandem garage 25'0" x 19'2" (7.64 x 5.86)

With door leading from the kitchen/lobby, electric up and over and an entrance from the garden

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.

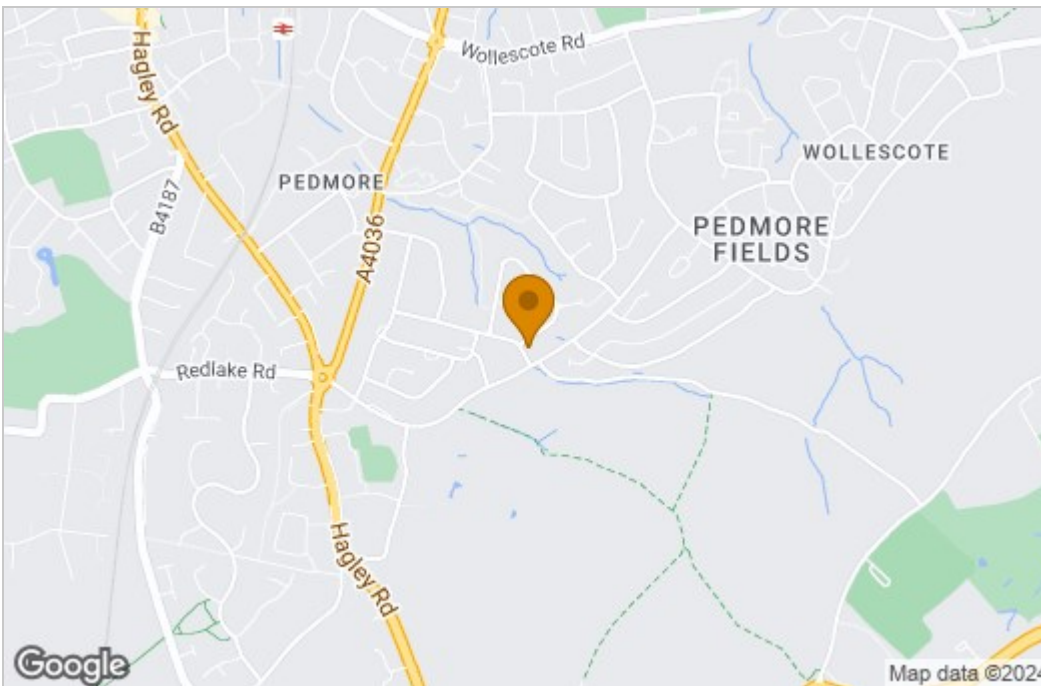
Floor Plan

GROUND FLOOR
1600 sq.ft. (148.6 sq.m.) approx.



TOTAL FLOOR AREA: 1600 sq.ft. (148.6 sq.m.) approx.
 While every effort has been made to ensure the accuracy of this floor plan, the measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used for general guidance only. The services, fixtures and appliances shown have not been tested and no guarantee is given for their availability or efficiency at the time of writing.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.