



**RE/MAX**  
Prime Estates



**118 Grange Lane, Stourbridge, DY9 7HN**  
**£350,000**

Introducing this stunning three-bedroom semi-detached family home that has been thoughtfully modernised throughout by the current owners. The property is located in an ideal location for commuters, with easy access to Stourbridge, Hagley, Halesowen and beyond.

On the ground floor, the property boasts an impressive entrance hallway, a downstairs cloakroom, an office/sitting room, a spacious lounge and an extended dining kitchen with a stylish breakfast bar.

Moving upstairs, there are three well-proportioned bedrooms and a modern family bathroom

The property also benefits from ample off-road parking, garage, a well-maintained rear garden, and a unique home bar located at the back of the garden, perfect for entertaining guests in the summer OR winter with the fitted log burning stove!

Overall, this stunning property offers a perfect blend of modern living and convenience. Don't miss out on the opportunity to make it your dream family home.

Contact RE/MAX Prime Estates today to book your viewing appointment!

## Approach



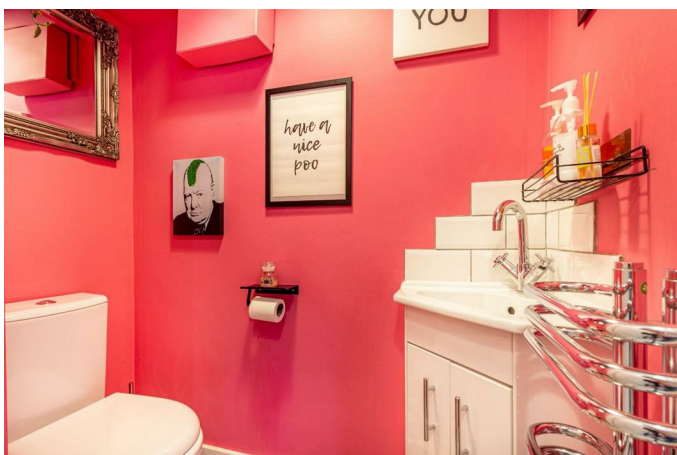
With dropped kerb to gravelled driveway, electric vehicle charging point, door to the garage and a small patio area to the front

## Entrance Hall



With a door leading from the driveway, stairs to the first floor, doors to various rooms

## Downstairs W/C



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

Lounge / Office 11'8" x 10'4" (into recess) ( 3.56m x 3.15m (into recess))



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

Living Room 10'9" x 14'2" (into recess) ( 3.28m x 4.32m (into recess))



With a door leading from the entrance hall, a double glazed patio doors to the rear and a central heating radiator

Kitchen Diner 17'5" x 10'7" (5.31m x 3.25m)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops, sink with drainer, integrated oven and hob with

extractor above, a door leading to the garage, patio doors to the rear garden, a double glazed window to the rear and a central heating radiator

#### Garage 8'0" x 10'2" (2.46 x 3.1)

With a door leading from the kitchen, garage door leading to the front driveway

#### Landing

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

#### Master Bedroom 10'7" x 15'5" (3.25 x 4.7)



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, tile surround with WC, hand wash basin, bath with shower over and glass screen, a double glazed window to the front and a central heating chrome radiator

#### Bedroom Two 10'2" x 11'8" (3.12 x 3.56)

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

#### Bedroom Three 9'1" x 10'9" (2.77 x 3.28)

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

#### Garden



With doors leading from the living room and kitchen diner, raised patio to the front with lawn beyond and shrub borders

#### Garden Bar Room 9'4" x 15'5" (2.87 x 4.70)



With a door leading from the garden, insulated garden room with a log burning stove and power

#### Tenure- Freehold

The property's tenure is referenced based on the information given by the seller. As per the seller's advice, the property is freehold. However, we suggest that buyers seek confirmation of the property's tenure through their solicitor.

#### Money Laundering Regulations

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:

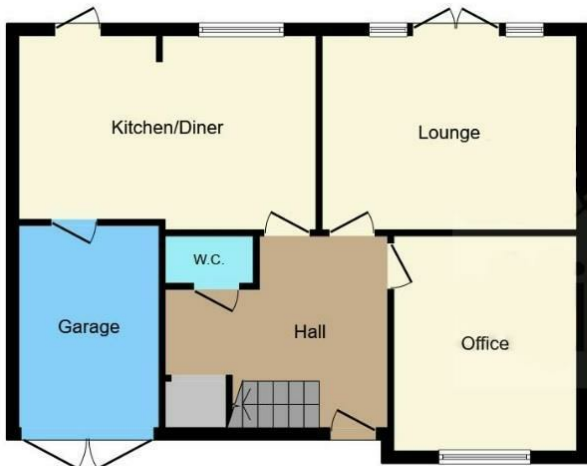
- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

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**



**First Floor**

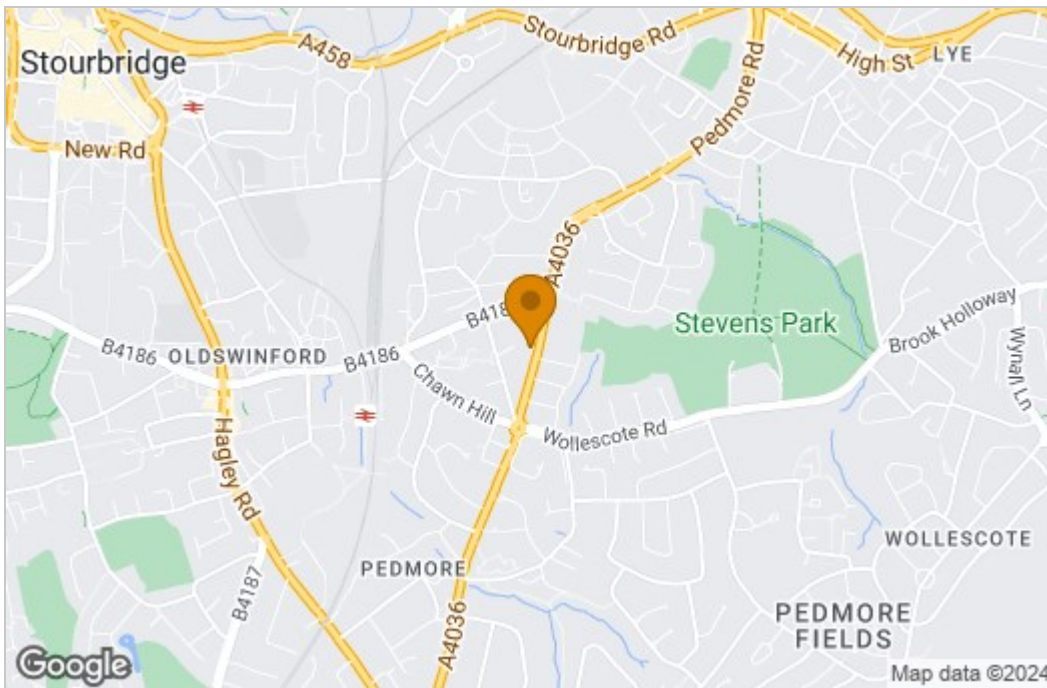


**Outbuilding**

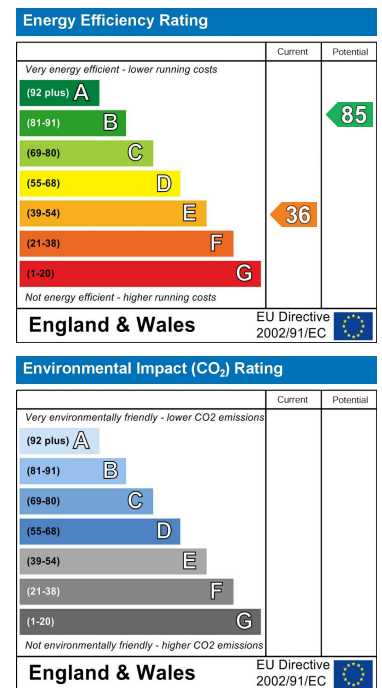


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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](mailto:prime.estates@remax.uk) <https://remax.uk/locations/RE-MAX-Prime-Estates>