



**RE/MAX**  
Prime Estates



## **17 Corser Street, Stourbridge, DY8 2DE** **Offers in the region of £310,000**

RE/MAX Prime Estates are excited to showcase this charming end terrace house located on Corser Street in the ever popular Oldswinford. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms plus the added benefit of an additional loft room, there's plenty of space for a small family or guests to stay over.

Built in 1900, this home exudes character and history, offering a blend of traditional features and modern conveniences. Additionally, the property includes a spacious loft room currently used as an office, providing an additional versatile space.

One of the highlights of this property is the large garden, ideal for enjoying outdoor activities, gardening, or simply basking in the sunshine on a lazy afternoon.

Situated in a great location, this house is surrounded by highly sought after educational facilities such as Rudolph Steiner Elmfield school, Oldswinford Hospital School and Redhill Secondary.

Don't miss out on the opportunity to own this wonderful home in Corser Street. With its characterful features, ample space, and convenient location near quality schools, this property is sure to make a perfect home for growing families

## Approach



With a half height wall with wrought iron gate leading to small garden area

## Living Room 13'11" x 11'4" (4.25 x 3.47)



With a composite door leading from the front, traditional style fireplace with decorative surround and hearth, a door leading to the dining room, a double glazed bay window to the front and a central heating radiator

## Dining Room 15'3" x 11'4" (4.65 x 3.47)



With a door leading from the living room, stairs leading to the first floor, a door leading to the kitchen, a fireplace with decorative surround, a double glazed window to the rear and a central heating radiator

## Kitchen 9'2" x 7'5" (2.81 x 2.27)



With a door leading from the dining room, fitted with a range of wall and base units with worktops, stainless steel sink with mixer tap and drainer, integrated extractor hood, a door leading to the bathroom, a door leading to the rear garden, a double glazed window to the side and a central heating radiator

## Bathroom



With a door leading from the kitchen, half height tile surround, walk in shower with tile surround, WC, hand wash basin, skylight windows to the ceiling, a double glazed window to the side and a central heating radiator

## Cellar 12'3" x 11'4" (3.75 x 3.47)

With stairs leading from the dining room, electricity outlet points

## Landing

With stairs leading from the dining room, doors to various rooms

### Bedroom One 14'7" x 12'3" (4.47 x 3.75)



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

### Bedroom Two 11'4" x 10'9" (3.47 x 3.30)



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

### Loft Room 15'3" x 14'8" (4.65 x 4.48)



With stairs leading from bedroom two, skylight window to the ceiling

### Garden



With a door leading from the kitchen, patio area to front, lawn beyond with mature shrub borders

### 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:

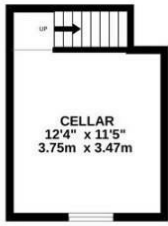
- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

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.

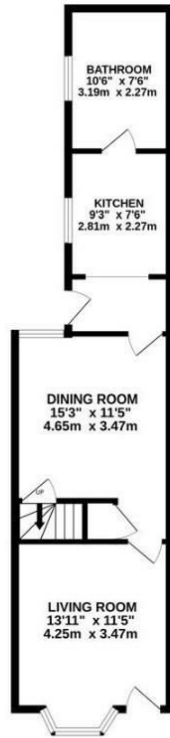
Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

# Floor Plan

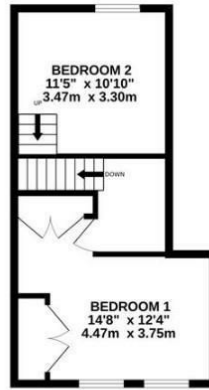
**BASEMENT**  
167 sq ft (15.5 sq.m.) approx.



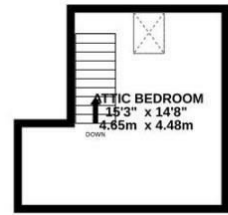
**GROUND FLOOR**  
499 sq ft (46.4 sq.m.) approx.



**1ST FLOOR**  
345 sq ft (32.0 sq.m.) approx.



**2ND FLOOR**  
192 sq ft (17.8 sq.m.) approx.



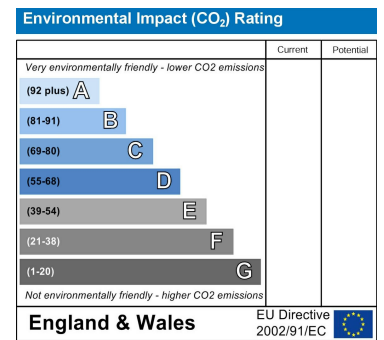
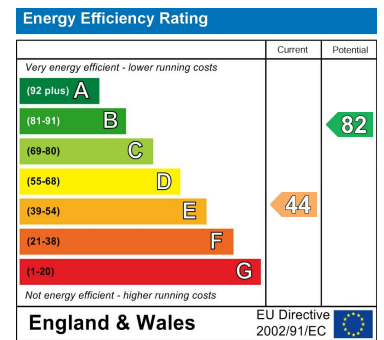
TOTAL FLOOR AREA: 1202 sq.ft (111.7 sq.m.) approx.

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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