



RE/MAX
Prime Estates



13 Nursery Gardens, Stourbridge, DY8 4AS
Asking price £250,000

RE/MAX Prime Estates are excited to showcase this delightful three bedroom semi-detached home, perfect for a growing family or those in need of extra space. The modern bathroom is a standout feature, complete with a luxurious freestanding bath and a convenient walk-in shower cubicle.

Situated in a peaceful cul-de-sac, this property offers a tranquil locale while still being within walking distance to local amenities - making daily errands a breeze. The open plan living dining room is ideal for entertaining guests or simply relaxing with your loved ones.

Additionally, the converted garage utility room adds a practical touch to this already impressive home, providing extra storage space or a convenient area for laundry tasks. With a total of 1,001 sq ft, there is plenty of room to make this property your own.

Don't miss out on the opportunity to own this wonderful house in Nursery Gardens - book a viewing today!

Approach



With a dropped kerb set before a tarmac driveway with pebble border leading to the front door

Entrance Hall

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

Lounge Diner 15'10" x 17'3" (4.83m x 5.28m)



With a door leading from the entrance hall, a door leading to the kitchen, stone fireplace with hearth, double glazed windows to the side and rear and central heating radiators

Kitchen 8'7" x 6'10" (2.62m x 2.1m)



With a door leading from the lounge diner, fitted with

a range of wall and base units with worktops above, integrated appliances including fridge freezer, oven and hob with extractor above, a sink with mixer tap, a door leading to the garden, a double glazed window to the rear and a central heating radiator

Utility / Study 15'8" x 7'10" (4.78m x 2.41m)



With a door leading from the entrance hall, utility outlet points and a double glazed window to the front

Landing

With stairs leading from the entrance hall, doors to various rooms and a central heating radiator

Bedroom One 10'2" x 10'7" (3.1m x 3.23m)



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

Bedroom Two 8'2" x 8'2" (2.51 x 2.51m)



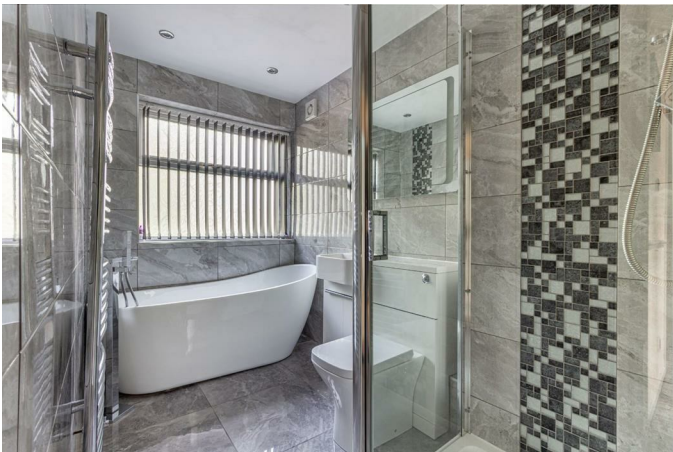
With a door leading from the landing, store cupboard, a double glazed window to the front and a central heating radiator

Bedroom Three 10'2" x 6'3" (3.1m x 1.93m)



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

Family Bathroom



With a door leading from the landing, fitted suite with full height tile surround and floor, walk-in shower cubicle with decorative tile surround, freestanding bath with mixer tap, WC, hand wash basin with vanity unit, a double glazed window to the front and a central heating radiator

Garden



With a door leading from the kitchen, patio area to the front with lawn beyond and gravel borders, brick-built garden building to the rear and a side access gate to the front

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:

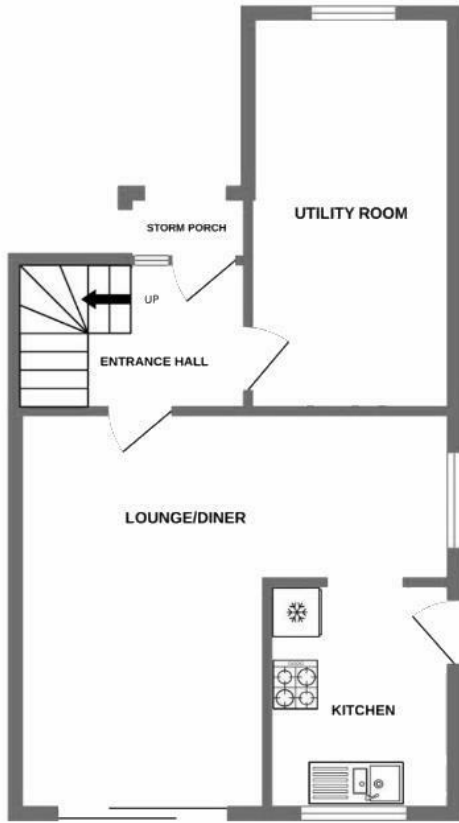
- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

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.

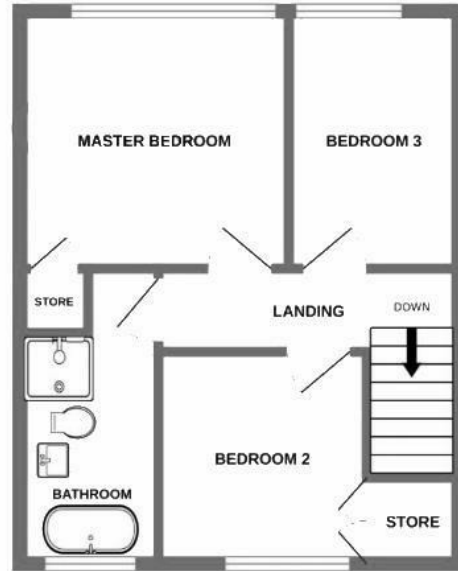
Floor Plan

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.

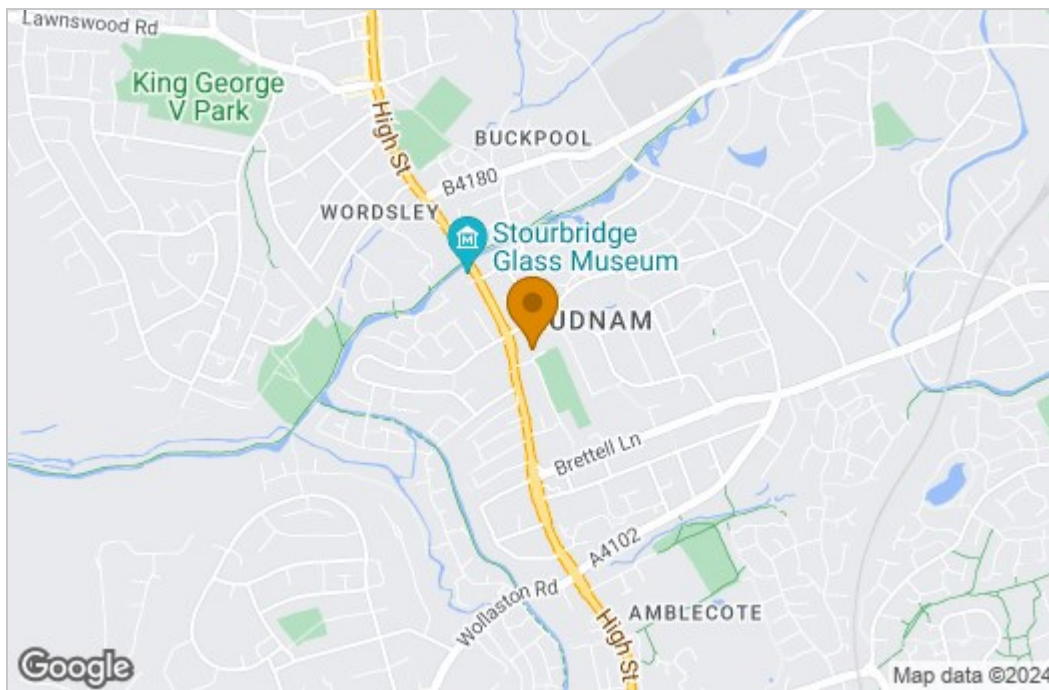


TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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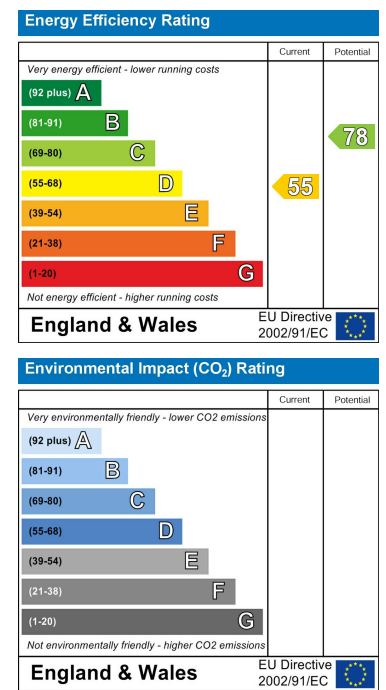
1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



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.

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