



**RE/MAX**  
Prime Estates



**13 Lawn Avenue, Stourbridge, DY8 3UR**  
**£285,000**

RE/MAX Prime Estates are excited to present this charming property located on Lawn Avenue in the sought-after "Old Quarter" of Stourbridge. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three spacious bedrooms and two bathrooms, there is ample space for everyone in the household.

Situated in a prime location, this property is within walking distance to Stourbridge town centre and is surrounded by well-regarded schools, making it an ideal choice for families. The mature rear garden is a peaceful retreat, complete with a small pond and two sheds, offering a lovely outdoor space to enjoy.

One of the standout features of this property is the driveway parking for multiple vehicles, providing convenience and ease for you and your guests. Don't miss the opportunity to make this house your home!



### Approach

With a block paved driveway leading from the road with mature shrub borders

### Entrance Hall

With a door leading from the driveway, doors to various rooms, stairs leading to the first floor, store under stairs and a central heating radiator

### WC



With a door leading from the hallway, WC, hand wash basin, a central heating radiator and a double glazed window to the front

### Lounge 13'5" x 11'8" (4.09m x 3.58m)



With a door leading from the entrance hall, feature fireplace with hearth, a service hatch to the kitchen, sliding double glazed patio doors to the rear garden and a central heating radiator

### Dining Room 11'9" x 9'9" (3.60m x 2.99m)



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

### Kitchen 11'11" x 8'4" (3.65m x 2.56m)



With an opening leading from the entrance hall, fitted with a range of 'Shaker' style wall and base units with worktops, integrated appliances including double 'Hotpoint' oven, hob with stainless steel extractor hood, opening to utility area, service hatch to the lounge and a double glazed window to the rear

### Utility 6'9" x 4'9" (2.06m x 1.47m)

Being open to the kitchen, utility outlet points with worktops and a stable door to the shared side passage

### Landing

With stairs leading from the entrance hall, doors to various rooms, loft hatch with ladder access to (mostly) boarded loft, a spacious airing cupboard and a double glazed window to the front



### Bedroom One 12'2" x 11'11" (3.71m x 3.65m)



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

### Bedroom Two 12'2" x 9'6" (3.73m x 2.92m)



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

### Bedroom Three 12'0" x 9'9" (3.68m x 2.99m)



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

### Bathroom



With a door leading from the landing, corner bath with hot and cold taps, corner shower cubicle, WC, hand wash basin, double glazed windows to the rear and a central heating radiator

### Mature Garden



With doors leading from the utility and lounge, mature garden with patio area to front, lawn beyond with shrub borders, small raised pond with seating, two garden buildings and side access 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:

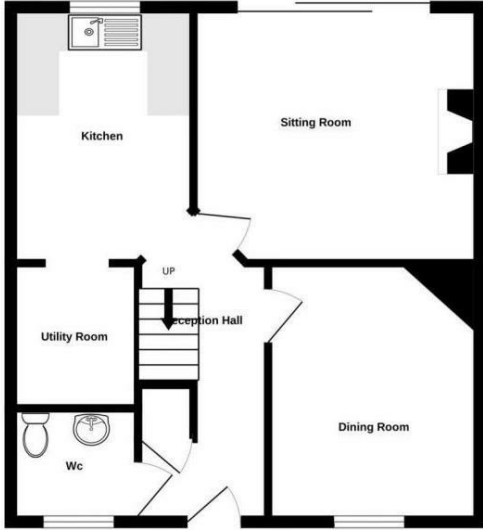
- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

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.

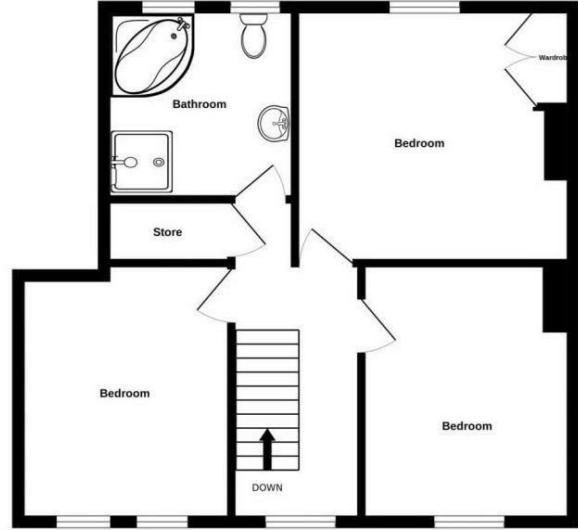
Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

# Floor Plan

Ground Floor



1st Floor

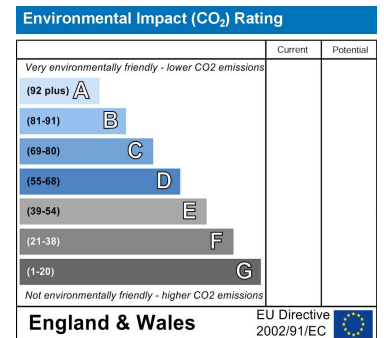
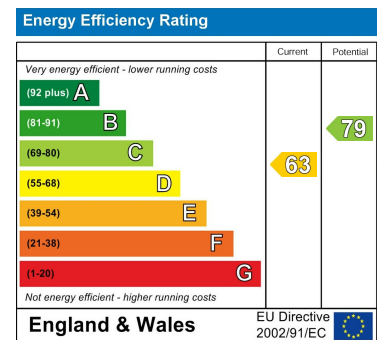


Measurements are approximate. Not to scale. Illustrative purposes only  
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# Area Map



# Energy Efficiency Graph



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