



**RE/MAX**  
Prime Estates



13 Lawn Avenue, Stourbridge, DY8 3UR

£279,000



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£279,000

# 13 Lawn Avenue

Stourbridge, DY8 3UR

- Well sized three bedroom mid-terrace family home
- Walking distance to local schools, shops, parks and Stourbridge Town Centre
- Mature rear garden with two garden buildings
- Two spacious reception rooms
- Very popular 'Old Quarter' location
- Off road parking for multiple vehicles
- Well appointed kitchen with utility
- Three double bedrooms

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

Entrance Hall

WC

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

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

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

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

Landing

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

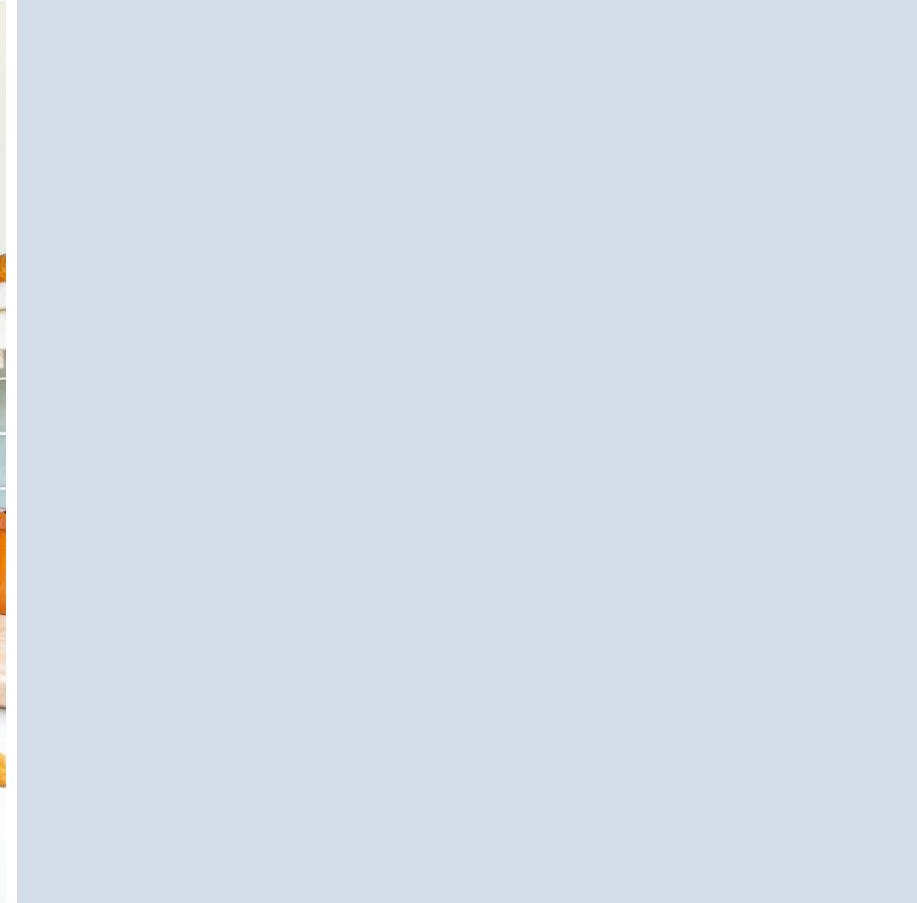
Bedroom Two 12'2" x 9'6" (3.73m x 2.92m)

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

Bathroom

Mature Garden

Money Laundering Regulation



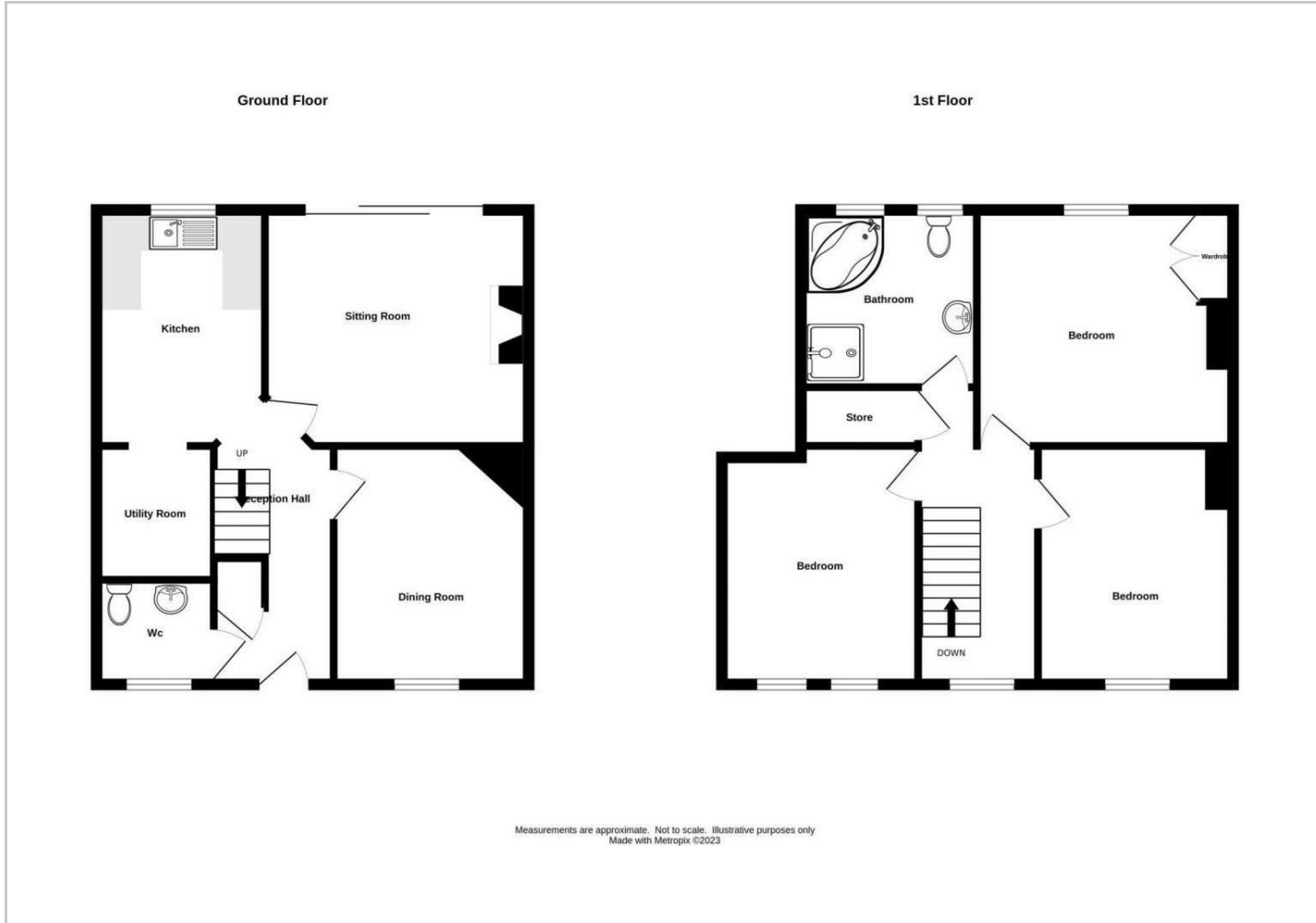
## Directions

Located just off South Road, Stourbridge. When arriving by car, exit South Road onto either Charles Road (where Lawn Avenue will be on your right hand side) or onto Clark Street (where Lawn Avenue will be on your left hand side)





## Floor Plans



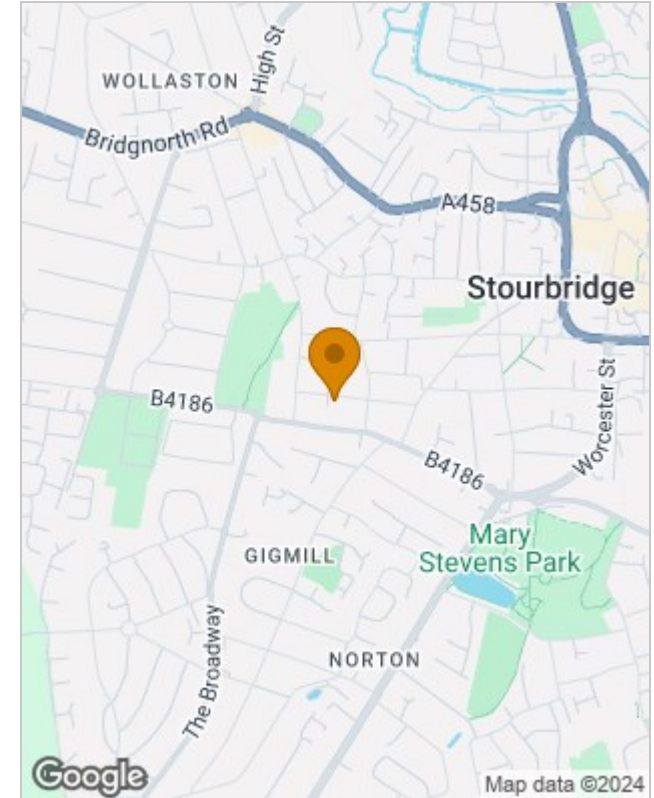
## Viewing

Please contact our RE/MAX Prime Estates Sales Office on +44 (0) 1384 438457 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

