



**RE/MAX**  
Prime Estates



## 14 Glen Road, Stourbridge, DY8 2BB

### Asking price £395,000

Being set on a popular cul-de-sac in Stourbridge, this extended three bedroom home is ideal for families seeking space.

The property has been extended to the rear with a spacious open plan kitchen / diner / lounge area offering a fantastic family space, with a separate living space to the front, perfect to be used as a playroom or home office.

To the first floor there are three well proportioned bedrooms and a breath-taking bathroom. The bathroom which has been recently renovated to an incredible standard features a freestanding bath as well as a spacious walk-in shower cubicle.

The garden to the rear has been landscaped to be a beautiful low-maintenance space with two seating areas to enjoy the summer months. At the rear of the garden is a secure gate offering access to the public playing fields which have the benefit of football pitches.

The property has the added benefit of being within a stone's throw of popular educational facilities, Mary Stevens Park and walking distance to Stourbridge Town Centre and train stations.

An early viewing is strongly recommended to truly appreciate the size and standard of accommodation on offer.

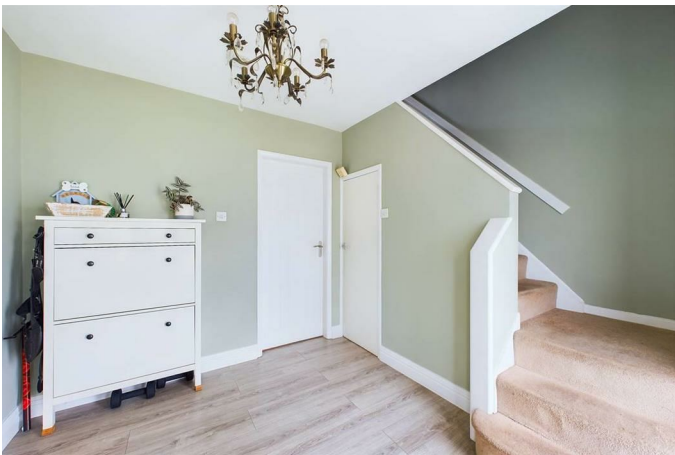


## Approach



With a dropped kerb leading to pebbled driveway, EV charging point, storm porch with door leading to the property and a side access gate leading to the garden

## Entrance Hall



With a door leading from the driveway, a door leading to further ground floor accommodation, stairs leading to the first floor, under-stairs storage cupboard and a central heating radiator

## Living Area



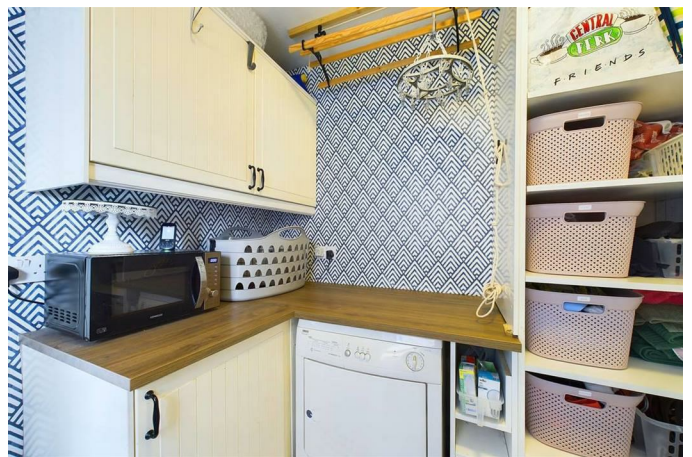
With a door leading from the entrance hall and being open plan with the kitchen, exposed brick fireplace and a central heating radiator

## Kitchen 27'7" x 17'9" (8.41 x 5.42)



Being open plan with the living area with a range of wall and base units with worktops above, two integrated ovens with electric and gas hobs with extractor above, porcelain sink with mixer tap and drainer, breakfast bar with cupboards, a door leading to the utility area, skylight windows to the ceiling, bi-folding door to the garden, a double glazed window to the rear and central heating radiators

## Utility 6'8" x 7'7" (2.05 x 2.32)



With a door leading from the kitchen, fitted with a range of wall and base units with worktops, laundry machinery outlet points, a door leading to the living room and a door leading to the garden



Living Room 15'4" x 7'3" (4.69 x 2.21)



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

#### Landing

With stairs leading from the entrance hall, doors to various rooms

Bedroom 12'4" x 10'10" (3.77 x 3.31)



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

Bedroom 12'0" x 7'11" (3.68 x 2.43)



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

Bedroom 12'4" x 7'6" (3.78 x 2.31)



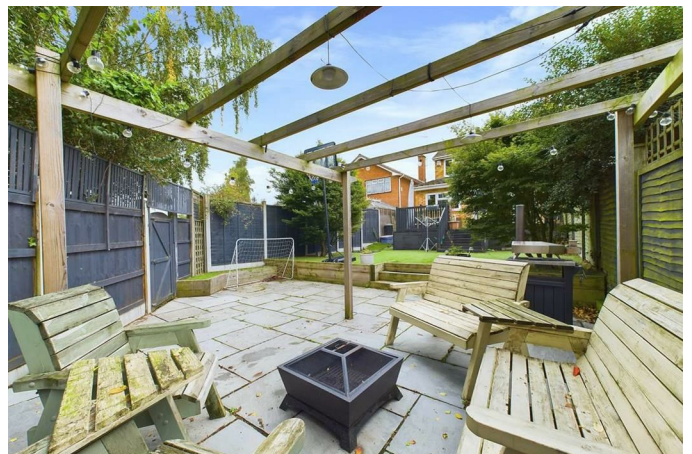
With a door leading from the landing, a double glazed window to the rear and a central heating radiator

Bathroom 11'10" x 7'3" (3.62 x 2.22)



With a door leading from the landing, half height tile surround, WC, hand wash basin with wall mounted lighting above, freestanding bath tub, separate walk-in shower, central heating radiator and double glazed windows to the front and side

#### Garden



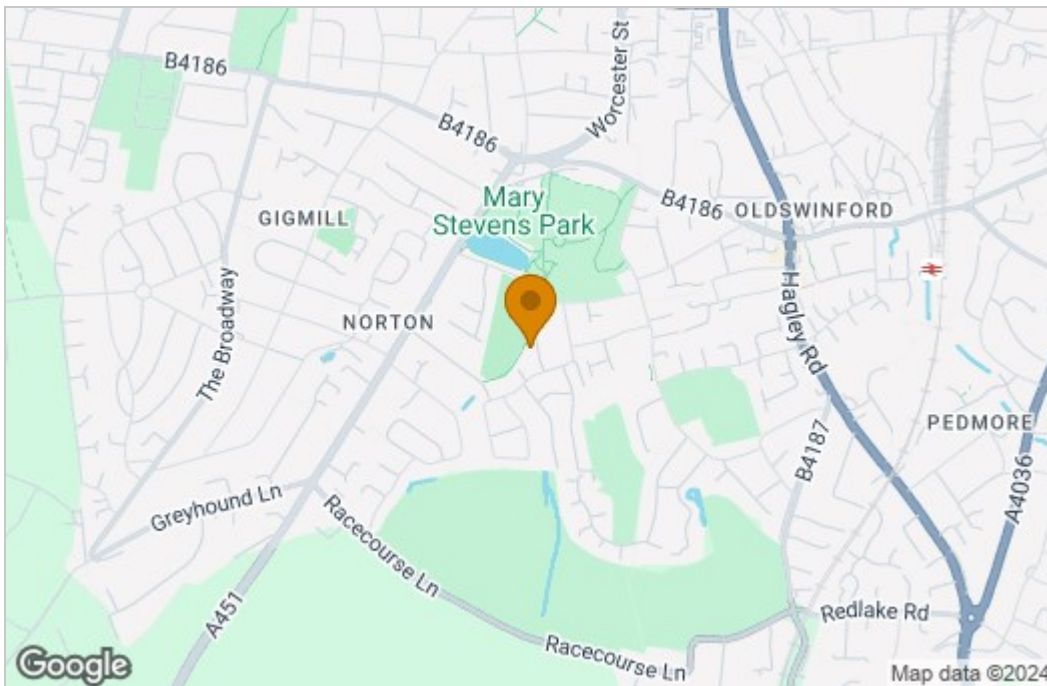
With bi-fold doors leading from the kitchen, raised terrace area to the front with low maintenance artificial lawn beyond, further patio area to the end of

the garden with wooden pergola, gate leading to the  
public playing fields at the rear

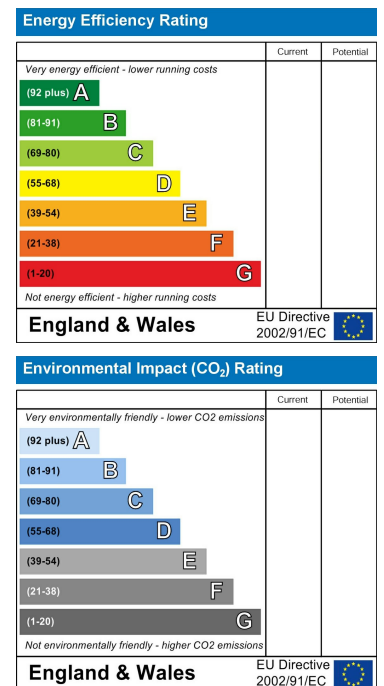
## Floor Plan



## Area Map



## Energy Efficiency Graph



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