



RE/MAX
Prime Estates



3 Monument Avenue, Stourbridge, DY9 8XS

Offers in the region of £375,000

Welcome to Monument Avenue, Stourbridge - a charming location for this stunning detached house. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone in the household.

Parking is always a breeze with two garages - one double and one single, providing plenty of storage space for your vehicles or outdoor equipment. The three double bedrooms and one single offer versatility for various needs, whether it's for a growing family or a home office.

The modernised kitchen with an island is a focal point of the house, where you can unleash your culinary skills or enjoy a casual meal. The lounge is larger than expected, measuring 6.65m x 4.19m, offering a comfortable and spacious area to unwind after a long day.

Don't miss the opportunity to make this house your home and enjoy the convenience and comfort it has to offer. Contact us today to arrange a viewing and experience the beauty of Monument Avenue living firsthand.

Approach



With wrought iron gates leading to the garages, half height wall giving access to path with shrub borders leading to front door

Entrance Hall

With a door leading from the front, stairs ascending to the first floor, doors to various rooms and a central heating radiator

Dining Room 14'6" x 12'0" (4.42m x 3.68m)



With a door leading from the entrance hall, fireplace with decorative surround, a double glazed bay window to the front and a central heating radiator

Kitchen 19'3" x 12'5" (5.89m x 3.81m)



With a door leading from the entrance hall, fitted with a range of wall and base units with solid wood worktops above, kitchen 'island' with base units and wooden worktop, space for appliances, extractor hood, sink with mixer tap, doors leading to the lounge and utility room, a double glazed window to the rear and a designer central heating radiator

Utility 8'2" x 6'5" (2.51m x 1.98m)

With a door leading from the kitchen, units with worktops and space for laundry appliances, a door leading to the rear garden and a central heating radiator

Lounge 21'9" x 13'8" (6.65m x 4.19m)



With a door leading from the kitchen, doors leading to the ground floor WC, garage and garden, windows to the side and rear and a central heating radiator

WC



With a door leading from the lounge, half height tile surround with hand was basin, WC and a central heating radiator

Landing

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

Master Bedroom 15'5" x 11'7" (4.70m x 3.55m)



With a door leading from the landing, fitted wardrobes with sliding doors, double glazed windows to the front and rear and a central heating radiator

Bedroom Two 12'5" x 11'11" (3.81m x 3.65m)



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

Bedroom Three 12'0" x 11'11" (3.68m x 3.65m)



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

Bedroom Four 8'2" x 6'7" (2.49m x 2.03m)

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

Family Bathroom



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

Double Garage

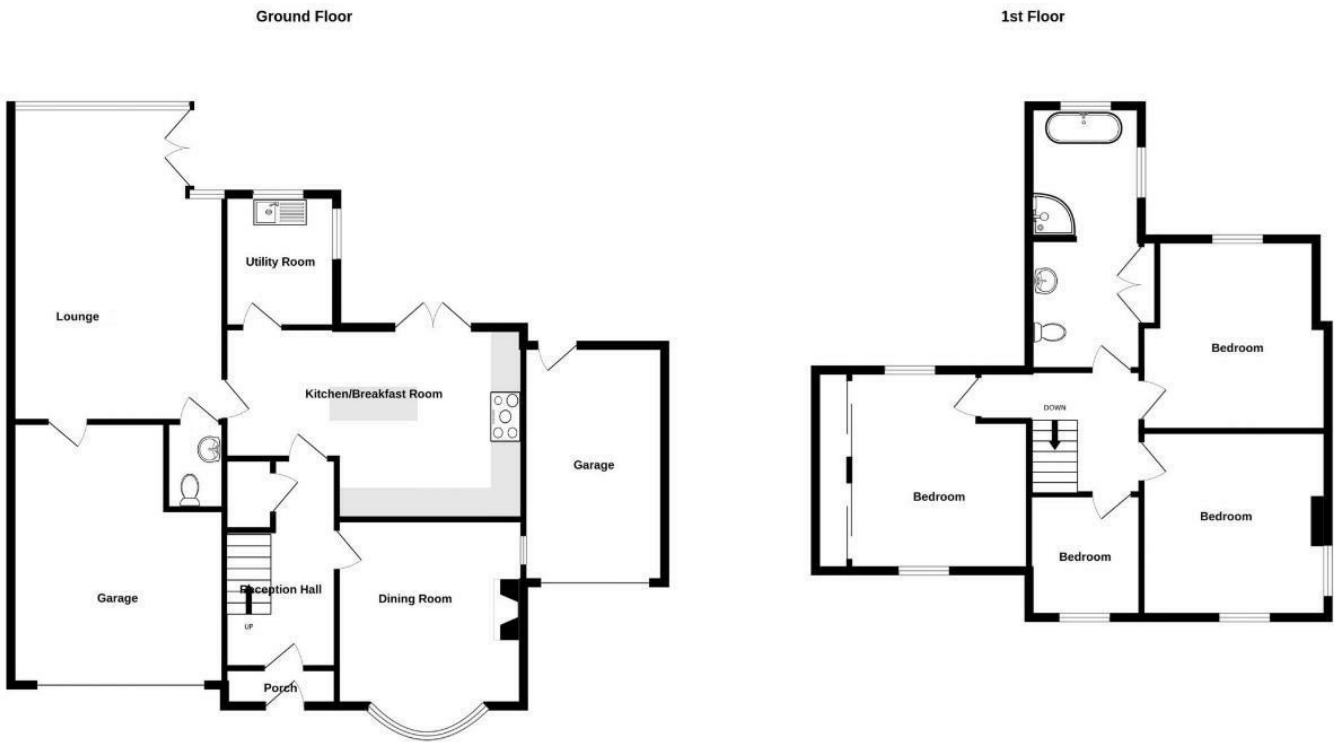
Garage

Garden

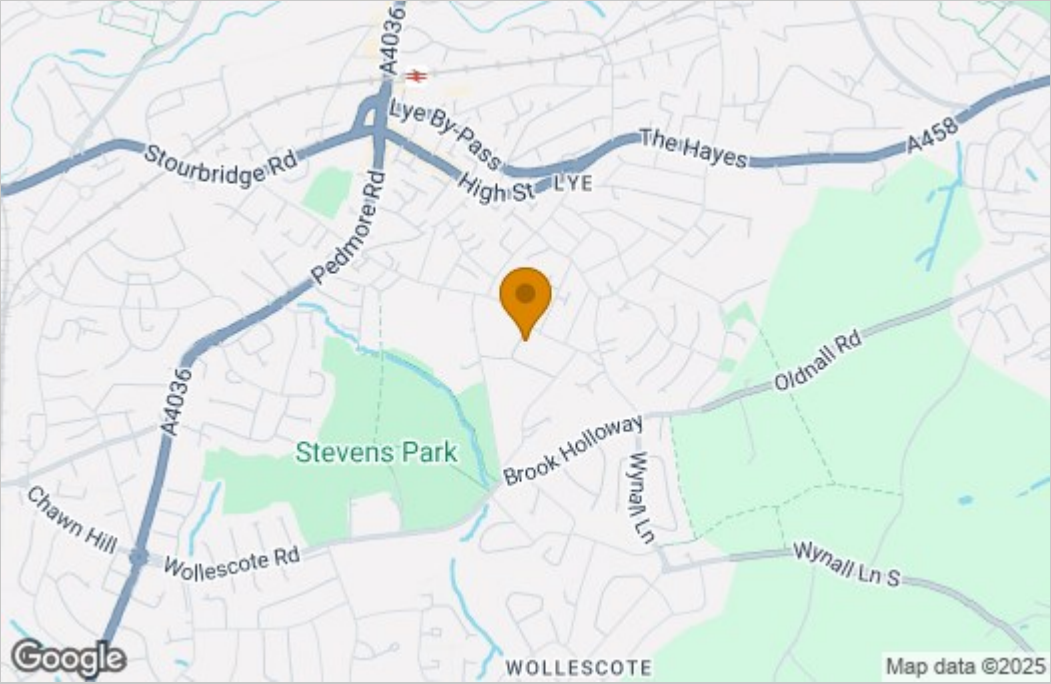


With a patio area to the front. lawn beyond with mature shrubbery throughout

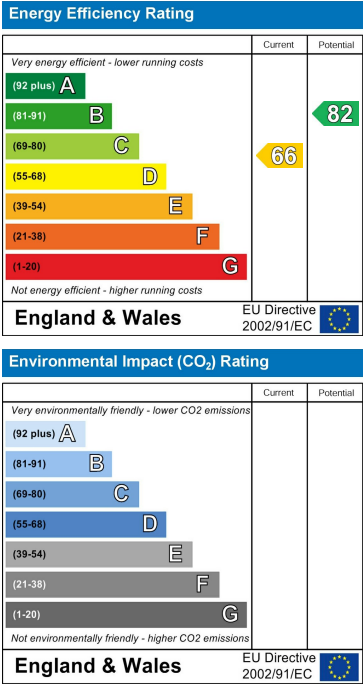
Floor Plan



Area Map



Energy Efficiency Graph



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