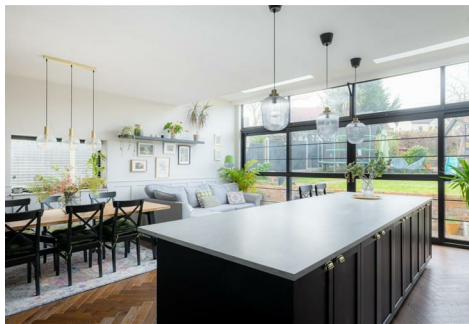




RE/MAX
Prime Estates



16 High Park Avenue, Stourbridge, DY8 3NH
Offers in excess of £550,000

RE/MAX Prime Estates is delighted to bring to market another exceptional home in the heart of Wollaston. This beautifully maintained and tastefully modernised four-bedroom property seamlessly blends character charm with contemporary living, making it a truly special find.

Step inside to discover a welcoming entrance hall with elegant tiled flooring, leading to an unexpectedly spacious kitchen-diner—perfect for family gatherings. The home also features a separate utility room, WC, and three versatile reception rooms, including a cosy living room with a solid fuel-burning stove.

Upstairs, you'll find four generously sized double bedrooms, with the master boasting a private en-suite, along with a spacious family bathroom. Outside, the enclosed rear garden provides a peaceful retreat to enjoy all year round.

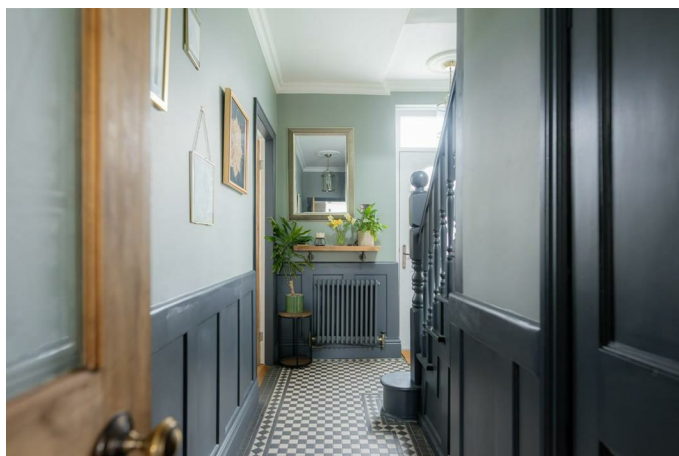
This is a rare opportunity to own a charming period home in a highly sought-after location—don't miss out! Book your viewing today.

Approach



With a half height wall with wrought iron fencing, wrought iron gate offering access to front garden

Entrance Hall



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

Lounge 13'0" x 11'6" (3.98 x 3.52)



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

Dining Room 13'1" x 8'7" (3.99 x 2.64)



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

Living Room 11'1" x 17'2" (3.39 x 5.24)



With a door leading from the entrance hall, being open plan to the kitchen diner, a log burning stove with hearth and a central heating radiator

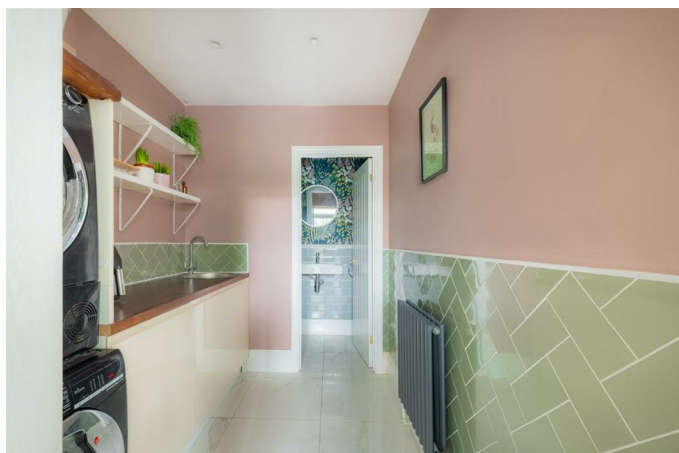
Kitchen Diner 20'2" x 20'4" (6.16 x 6.20)



Being open plan to the living room, fitted with a range of wall and base units with worktops, integrated appliances, undermounted sink with mixer tap, breakfast island with worktops and

storage, full height double glazed sliding doors to the rear, double glazed lantern style windows to the ceiling and a central heating radiator

Utility 7'8" x 6'2" (2.34 x 1.89)



With a door leading from the kitchen, floor mounted cupboards with wooden worktops, stainless steel sink with mixer tap, laundry outlet points, a door leading to the WC and a central heating radiator

WC



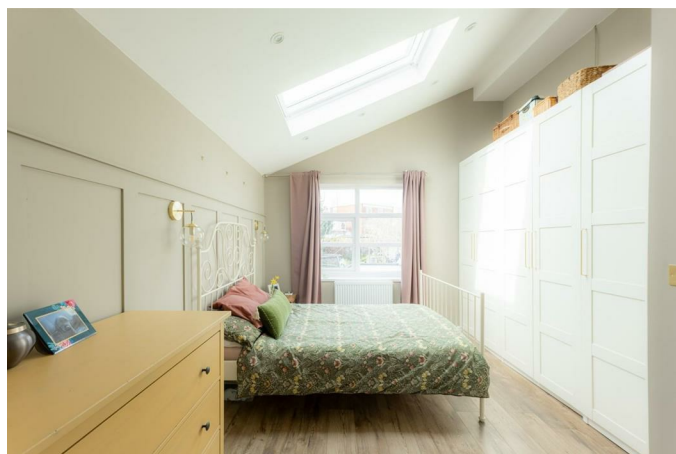
With a door leading from the utility, half height tile surround, hand wash basin, WC and a central heating radiator

Landing



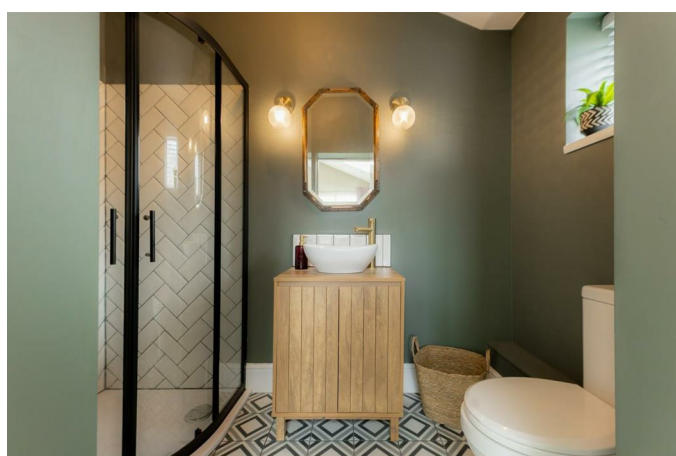
With stairs leading from the entrance hall, doors to various rooms and a double glazed skylight window to the ceiling

Bedroom 12'6" x 11'0" (3.83 x 3.37)



With a door leading from the landing, a door leading to the en-suite, a double glazed window to the rear, a double glazed skylight window to the ceiling and a central heating radiator

En-Suite



With a door leading from the bedroom, WC, hand wash basin, shower cubicle with glass screen, a double glazed window to the side and a central heating radiator

Bedroom 13'1" x 12'1" (4.01 x 3.69)



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

Bedroom 13'1" x 11'6" (3.99 x 3.51)



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

Bedroom 12'7" x 9'4" (3.84 x 2.86)



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

Family Bathroom 7'11" x 8'10" (2.42 x 2.71)

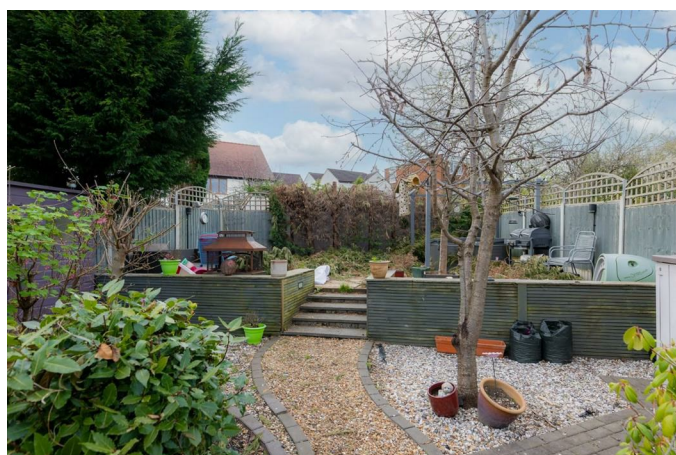


With a door leading from the landing, full height tile surround, WC, hand wash basin, bath with shower over and glass screen, a double glazed skylight window to the ceiling and a central heating radiator

Cellar

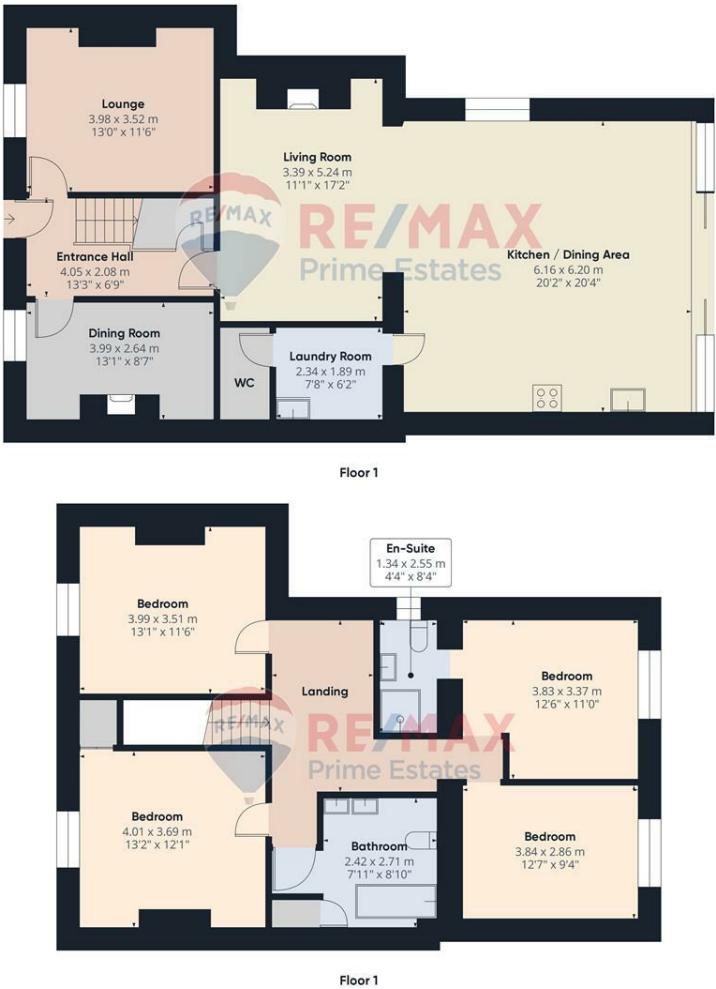
With stairs leading from the entrance hall, power supply- The cellar is currently used for storage

Garden

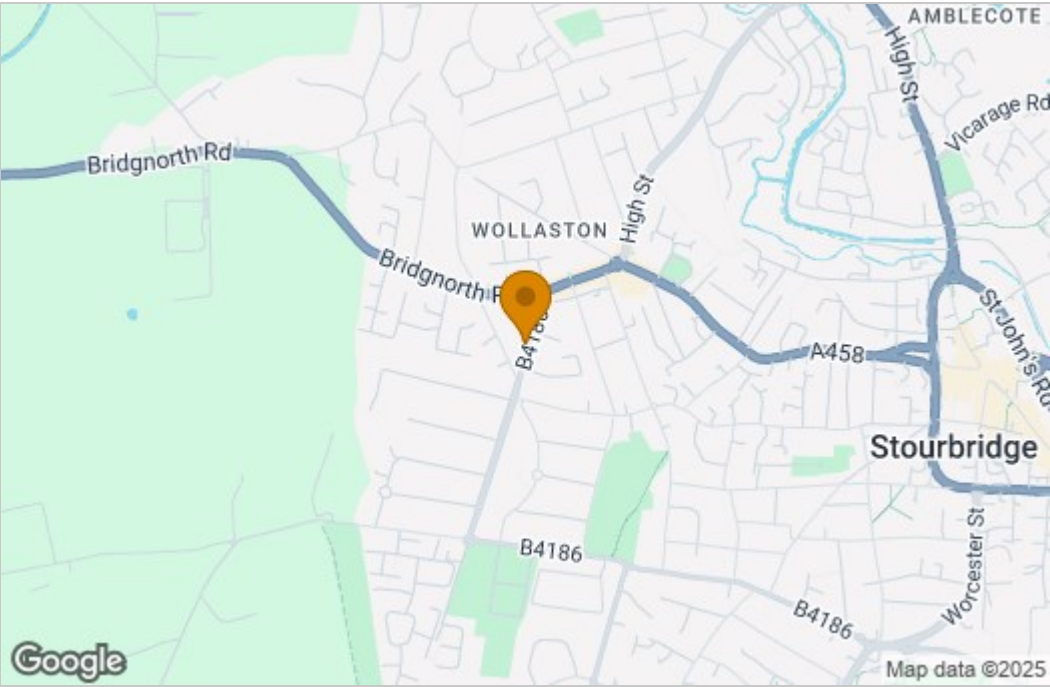


With doors leading from the kitchen, the garden is split into different levels with gravel area to the front, steps to lawn beyond with a further seating area to the rear, side access gate offering access to the front of the property

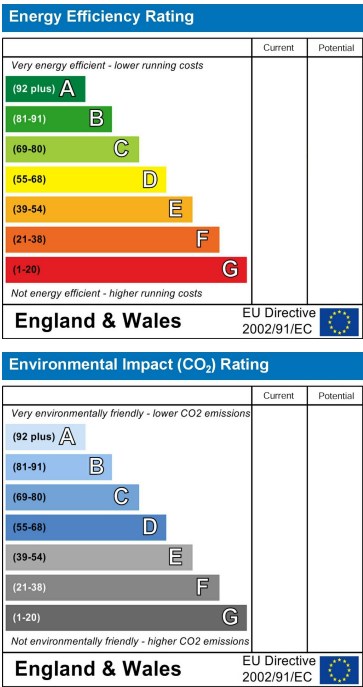
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.