



**RE/MAX**  
Prime Estates



**51 Meriden Avenue, Stourbridge, DY8 4QR**  
**Offers in excess of £425,000**

- OFFERED WITH NO UPWARD CHAIN - THREE DOUBLE BEDROOMS WITH MASTER SUITE TO THE FIRST FLOOR - PRIVATE GARDEN - DOUBLE GARAGE - EXTENSION POTENTIAL SUBJECT TO PLANNING PERMISSION -

Presenting an exceptional 3-bedroom home Meriden Avenue, Wollaston. This detached property stands as a testament to fine living, offering an array of remarkable features that create an extraordinary living environment.

Outside, you'll find a double garage, conservatory, and a tiered landscaped rear garden. The interior continues to impress with a dormer master bedroom featuring an en-suite, a walk-in wardrobe, and breathtaking panoramic views stretching across Stourbridge and The Clent Hills.

The garden itself is thoughtfully designed to include a two ponds with water feature and a stream with a waterfall linking the two. At the garden's edge, a purpose-built garden building serves as a workshop and a separate shed, catering to various needs.



## Approach



With access to double garage, a mature front garden with an array of plants and shrubs

## Porch

With doorway access from front garden to entrance hall

## Entrance Hall

With stairway access to master suite, central heating radiator and doorway access to ground floor accommodation, with under stair pantry

## Lounge 14'7" x 13'9" (4.45 x 4.21)



With double glazed window to front, central heating radiator and fireplace with decorative surround

## Kitchen 13'9" x 10'10" (4.21 x 3.32)



With double glazed window to rear, a variety of wall and floor mounted cupboards, oven and hob with extractor hood and sink with mixer tap

## Utility Area

With access to garage and conservatory, with raised outlets for washing machine and tumble dryer

## Conservatory 17'5" (max) x 7'6" (max) (5.33m (max) x 2.29m (max))



With double glazed windows to side and rear, UPVC double glazed door leading to rear garden



## Garden



With patio area to front featuring pond with water feature and stream leading off to lower level pond, purpose built garden building currently used as a workshop, plus an additional garden shed

**Bedroom One 13'5" x 11'8" (4.11 x 3.58)**



Located on the first floor, with Juliette balcony boasting panoramic views, central heating radiator and access to en-suite and walk-in-wardrobe

**En-suite 7'8" x 5'11" (2.34 x 1.81)**



With double glazed window to rear, W.C, corner shower cubicle and sink with Marble topped vanity unit

**Dressing Room 7'6" x 6'9" (2.30 x 2.06)**

Accessed from the en-suite, with railing throughout for clothing

**Bedroom Two 11'11" x 11'4" (3.65 x 3.47)**



With double glazed window to rear, central heating radiator

**Bedroom Three (Currently Used as Dining Room) 11'11" x 8'11" (3.65 x 2.74)**



With double glazed window to front, central heating radiator

**Bathroom 7'2" x 5'8" (2.19 x 1.73)**



With double glazed window to rear, W.C, bathtub with shower over and hand wash basin

### Double Garage 15'11" x 15'10" (4.87 x 4.83)

With two roller shutter electronically controlled garage doors to front, power outlets and doorway access into rear corridor.

### Tenure- Freehold

The property's tenure is referenced based on the information given by the seller. As per the seller's advice, the property is freehold. However, we suggest that buyers seek confirmation of the property's tenure through their solicitor.

### 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

