



RE/MAX
Prime Estates



48 Wentworth Road, Stourbridge, DY8 4RZ
£387,000

RE/MAX Prime Estates are excited to showcase this fully refurbished family home in Wentworth Road, Wollaston which is offered with the key benefit of NO ONWARD CHAIN.

Having undergone full refurbishment including new central heating, re-wiring and double glazing throughout, this thoughtfully extended family home is seeking its next custodian.

The property briefly comprises; entrance hall, open plan living / dining room, modern kitchen with cosy snug room, ground floor WC, tandem garage and a useful room to the rear currently used as a home gym.

To the first floor; three well proportioned bedrooms and a stunning bathroom with freestanding bath tub.

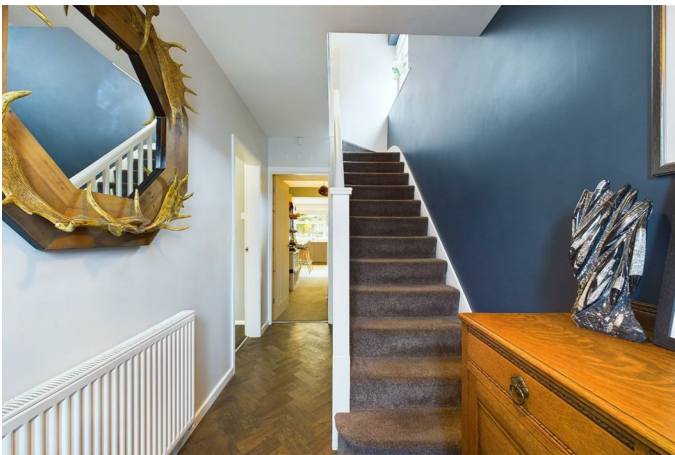
An early viewing is strongly recommended to truly appreciate the size and specification of accommodation on offer in this detached residence.

Approach



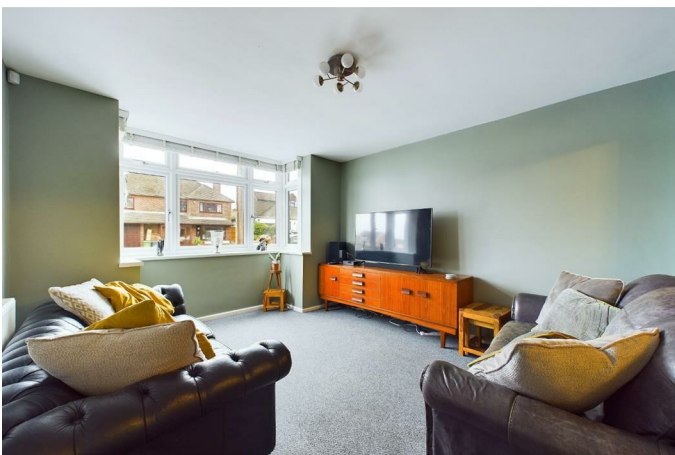
With a tarmacadam drive with brick border to the front, steps leading to the front door, side access gate to the rear garden and doorway access to the garage

Entrance Hall



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

Living Room 11'10" x 11'10" (3.63 x 3.62)



With a door leading from the entrance hall and being open plan to the dining room, double glazed bay window to the front and a central heating radiator

Dining Room 11'7" x 10'5" (3.55 x 3.20)



Being open plan to the living room with a sliding door to the kitchen, a central heating radiator and a double glazed window to the side

Kitchen 9'10" x 18'3" (3.01 x 5.58)



With a sliding door leading from dining room and being open plan with the snug, fitted with a range of wall and base units with worktops, Smeg cooker with extractor above, breakfast bar seating area, space for an 'American style' fridge freezer, stainless steel sink with mixer tap and drainer, a door leading to the rear hallway, designer central heating radiator and double glazed windows to the rear

Snug 11'4" x 7'3" (3.47 x 2.22)



With a door leading from the entrance hall and being open plan to the kitchen, door leading to under-stairs storage and a central heating radiator

Rear Hallway

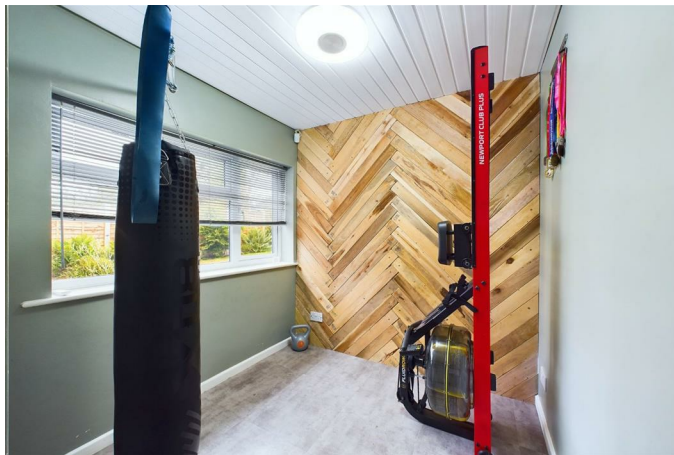
With a door leading from the kitchen, skylight window to the ceiling and access to various rooms and the rear garden

WC



With a door leading from the rear hallway, WC, hand wash basin, skylight window to the ceiling and a central heating radiator

Home Gym / Office 9'11" x 6'11" (3.03 x 2.12)



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

Landing

With stairs leading from the ground floor, doors to various rooms and a double glazed window to the side

Bedroom 14'6" x 10'9" (4.42 x 3.28)



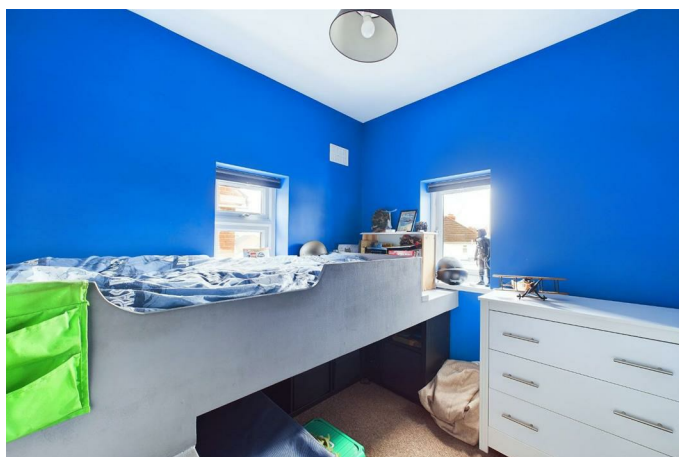
With a door leading from the landing, a double glazed bay window to the front and a central heating radiator

Bedroom 11'8" x 10'6" (3.58 x 3.22)



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

Bedroom 8'2" x 7'3" (2.51 x 2.21)



With a door leading from the entrance hall, double glazed windows to the front and side and a central heating radiator

Bathroom



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

Garage 29'7" x 7'8" (9.04 x 2.34)

With garage door to the driveway and a door leading to the rear hallway

Garden



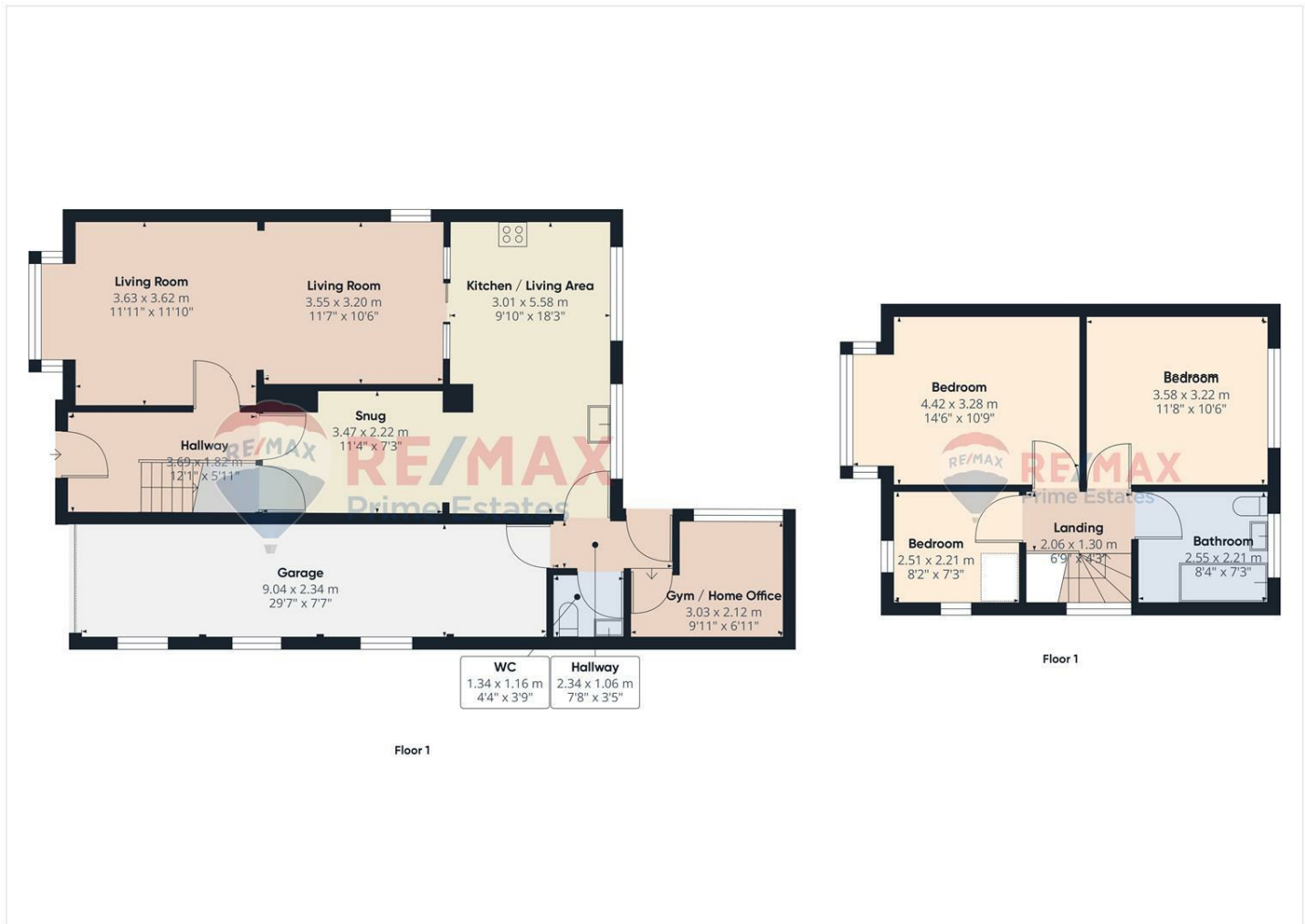
With a door leading from the rear hallway, patio area to the front with lawn beyond, further decking area to the side and additional patio to the rear, shrub borders to one side and treehouse in the tree to the rear

Money Laundering Regulations

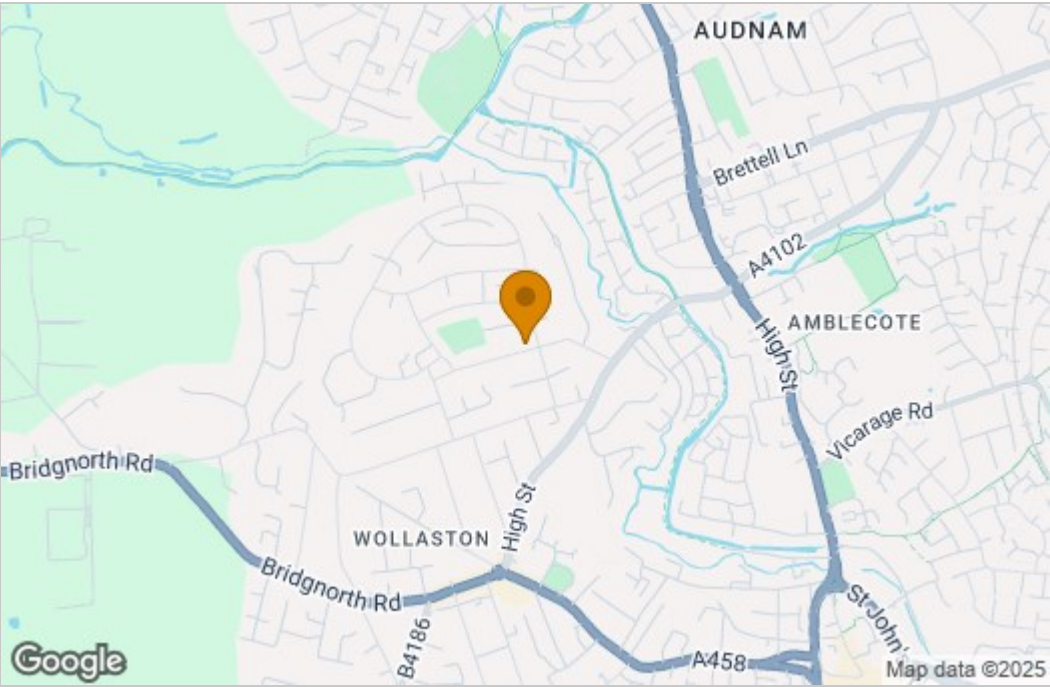
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.

To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT per individual over the age of 18 is charged to cover the cost of these checks.

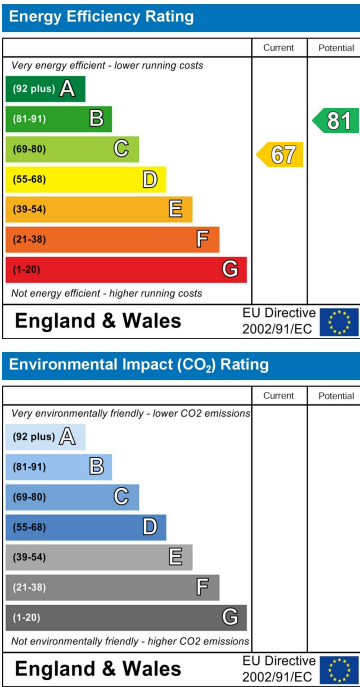
Floor Plan



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.