



RE/MAX
Prime Estates



18 Morrow Way, Stourbridge, DY8 4GE

Offers in excess of £392,000

Being set in the desirable Doulton Brook estate in Wollaston, this stunning four double bedroom detached family home offers a perfect blend of modern living and comfort. Built in 2015, the property is situated on a generous corner plot, providing ample outdoor space and a sense of privacy, and has the key benefit of overlooking the picturesque Stourbridge canal network.

As you enter, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The spacious kitchen diner is a true highlight, ideal for family gatherings and entertaining guests. The spacious living room offers a comfortable space for families.

The property boasts four generously sized double bedrooms with an en-suite to the master.

For those with multiple vehicles, the tandem driveway offers convenient parking options, while the converted garage has been transformed into a delightful garden room. This versatile space could be used as a home office, playroom, or gym.

With its modern design and thoughtful layout, this home is perfect for families seeking a comfortable and stylish living environment. The Wollaston location adds to its appeal, providing easy access to local amenities, schools, and transport links. This property truly represents an excellent opportunity for those looking to settle in a vibrant community.

Approach



Being set on an imposing corner position at the end of a cul-de-sac, driveway parking to the rear, accessible access ramp to the front offering access to;

Entrance Hall

With a door leading from the front, tile floor throughout, doors leading to the ground floor accommodation, stairs ascending to the first floor and a central heating radiator

Kitchen Diner 11'8" x 19'5" (3.56 x 5.94)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops, breakfast peninsular with storage and seating, oven with hob and extractor above, access to the utility, double glazed windows to the front and side and a central heating radiator

Utility 6'5" x 4'10" (1.96 x 1.49)

With an opening from the kitchen, laundry outlet points with worktops and wall mounted shelving

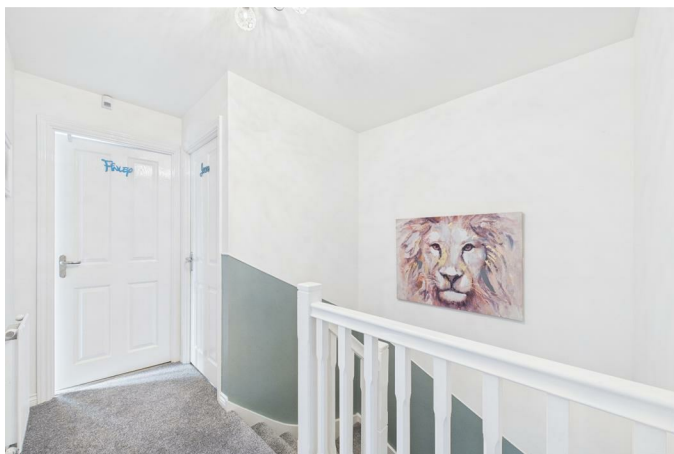
Living Room 11'3" x 19'8" (3.44 x 6.00)

With a door leading from the entrance hall, wall mounted fireplace with decorative surround, a double glazed window to the front, double glazed patio doors to the rear and a central heating radiator

WC

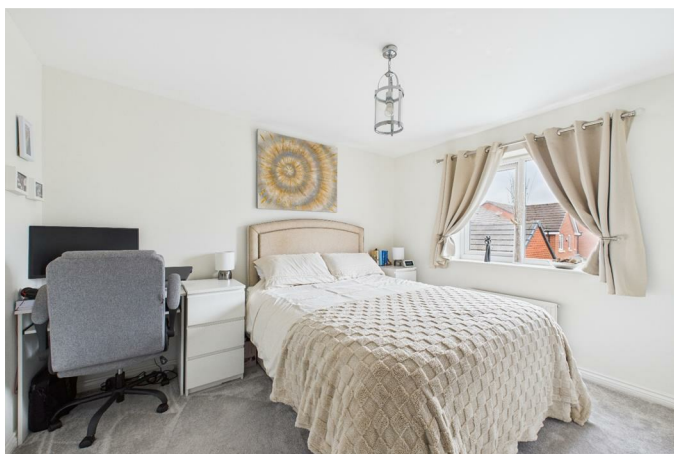
With a door leading from the entrance hall, WC, hand wash basin and a central heating radiator

Landing



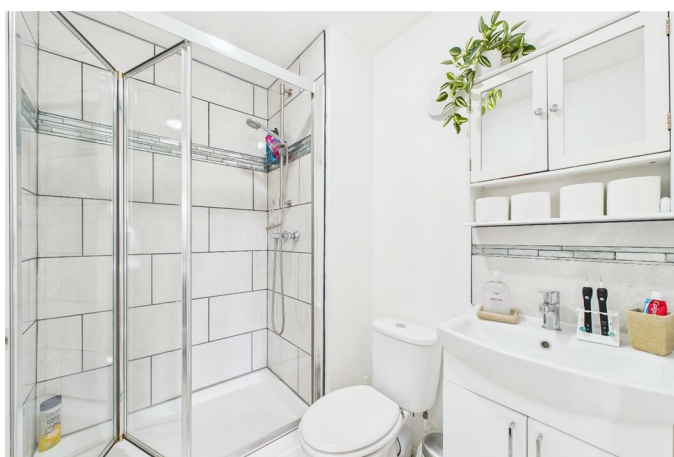
With stairs leading from the entrance hall, doors to various rooms and a central heating radiator

Master Bedroom 11'6" x 10'9" (3.53 x 3.30)



With a door leading from the landing, a door leading to the en-suite shower room, a double glazed window to the side and a central heating radiator

En-Suite



With a door leading from the bedroom, WC, hand wash basin set into vanity unit, shower cubicle with glass screen and a central heating radiator

Bedroom 11'11" x 9'7" (3.64 x 2.93)



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

Bedroom 10'0" x 9'9" (3.06 x 2.98)



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

Bedroom 10'0" x 8'3" (3.05 x 2.54)



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

Bathroom

With a door leading from the landing, WC, hand wash basin, bath with shower over and glass

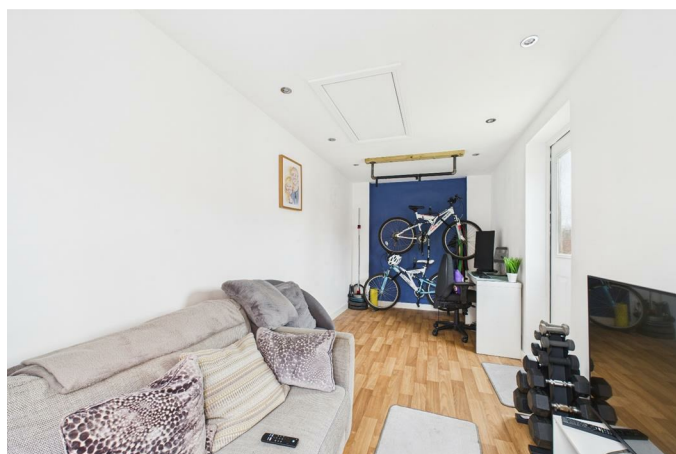
screen, a double glazed window to the front and a central heating radiator

Garden



With double glazed patio doors leading from the living room, patio area to the front with artificial lawn beyond, side access gate to the driveway and access to the garden room

Garden Room 17'0" x 7'8" (5.19 x 2.36)



With doors leading from the garden, electricity outlet points throughout

Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

Conveyancing Referrals:

Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does

not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

Financial Services Referrals:

If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

[Money Laundering Regulation](#)

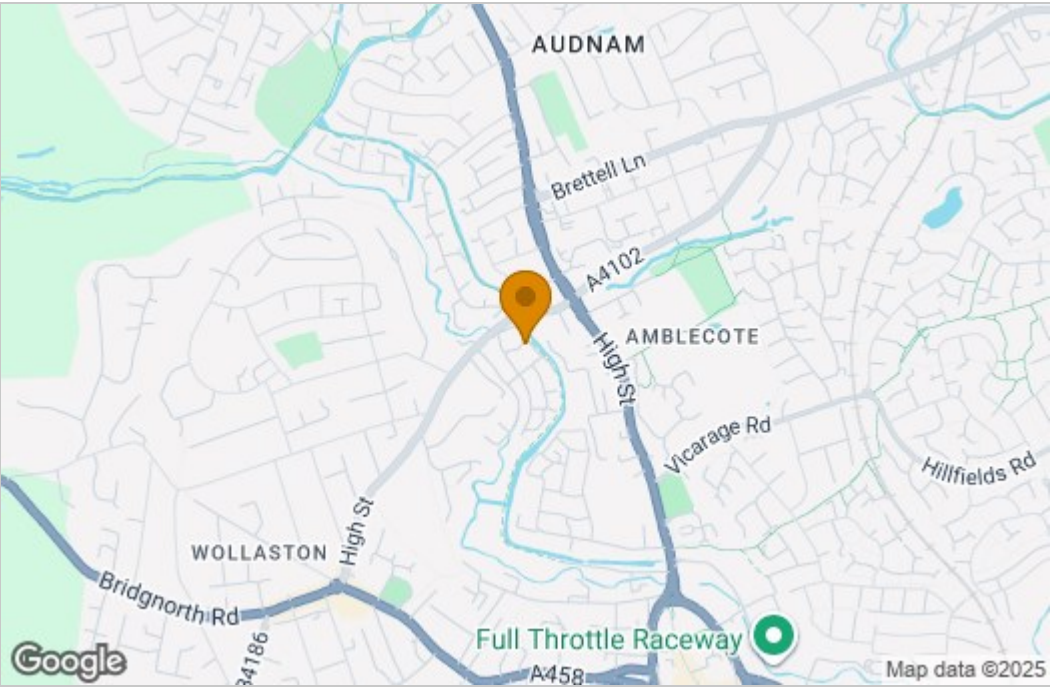
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying 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.

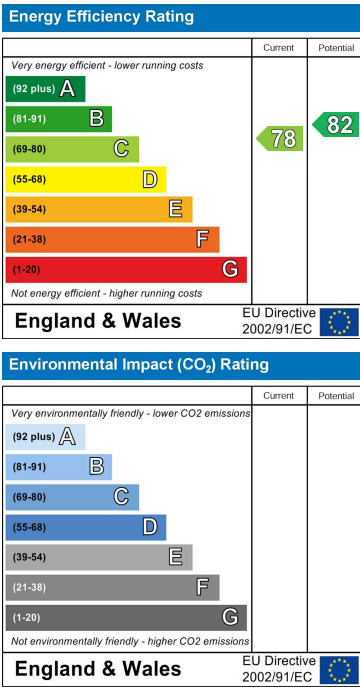
Floor Plan



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