



**RE/MAX**  
Prime Estates



**14 Unwin Crescent, Stourbridge, DY8 3UY**  
**£295,000**

Situated on Unwin Crescent in the sought-after 'Old Quarter' of Stourbridge, this detached house presents an incredible development opportunity for those looking to create their ideal home. The property features two reception rooms, providing ample space for both relaxation and entertaining. With three bedrooms and two bathrooms, it offers a practical layout suitable for families or those needing extra space.

The house is set on a generous plot, complete with a driveway for convenient off-street parking and a spacious rear garden, ideal for outdoor activities or potential landscaping projects. However, it is important to note that the property is in need of full renovation, allowing the new owner to tailor the space to their specific needs and preferences.

This location is well-regarded for its community feel and accessibility to local amenities, making it a desirable area for potential buyers. With the right vision and investment, this property could be transformed into a stunning family home.



## Approach



Paved patio driveway, with lawn to the side. Side access to the rear of the property.

## Entrance Hall

Doors leading to the dining room, kitchen and lounge, stairs leading to the first floor.

## Kitchen 11'4" x 8'11" (3.47 x 2.72)



With a double glazed window to the rear, stone tiled flooring, a range of wall and base units, inset gas hob and sink.

## Living Room 20'3" x 10'0" (6.19 x 3.07)



Double glazed windows to the front and rear.

## Dining Room 13'5"x 8'10" (4.090x 2.71)



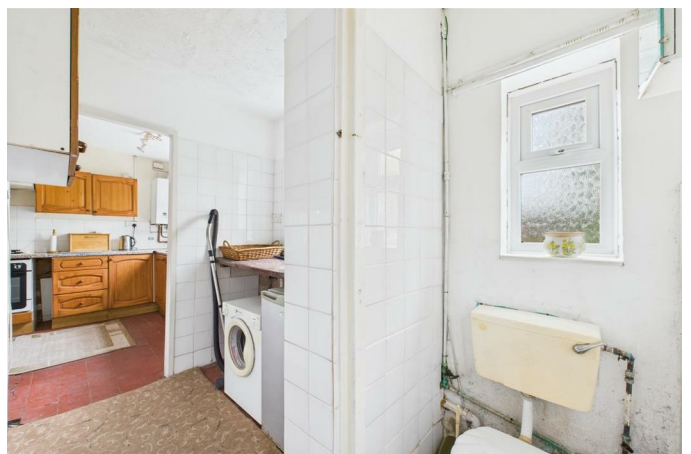
Double glazed window to the front and rear.

## Utility Room 5'10" x 5'1" (1.78 x 1.55)



Double glazed window to the rear, door to the side leading to the rear garden. Door to the WC, stone tiled flooring.

## WC



Double glazed window to the rear, WC.

## Landing



Doors leading to the bedrooms and bathrooms.

## Bedroom 20'1" x 9'11" (6.14 x 3.04)



With a door from the landing, double glazed windows to the front and rear

## Bedroom 14'4" x 8'9" (4.37 x 2.69)



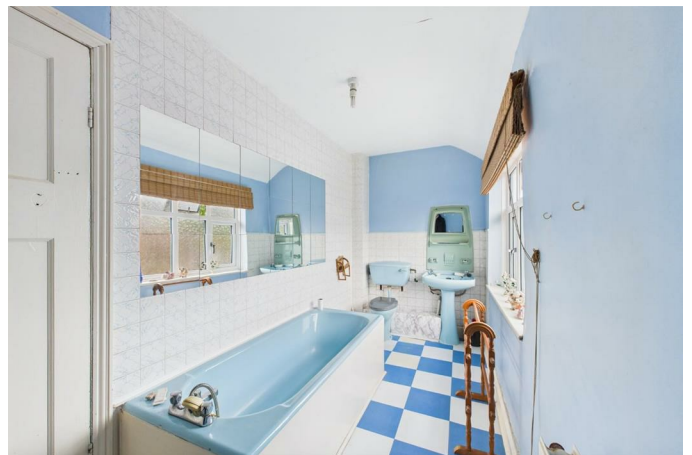
With a door from the landing, double glazed windows to the rear

## Bedroom 11'5" x 8'11" (3.49 x 2.72)



With a door from the landing, double glazed windows to the rear

## Bathroom 5'2" x 12'4" (1.59 x 3.76)



With a door from the landing, WC, hand wash basin, bath with tile surround and a double glazed window to the front

## Garden



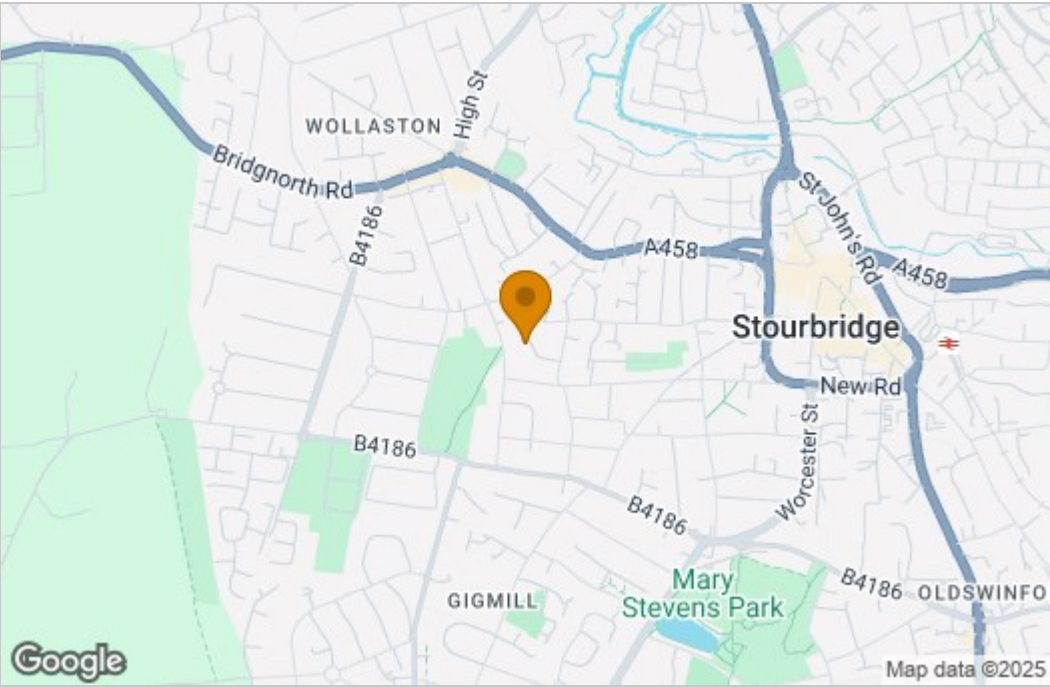
With a door from the utility, raised patio to the front with steps leading to lawn beyond, mature shrubbery throughout and a side access gate to the front



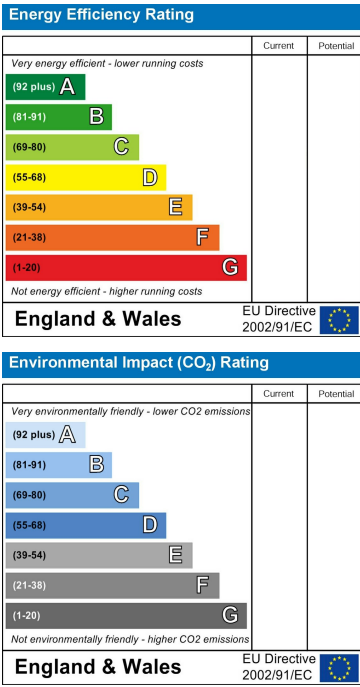
Floor Plan



Area Map



Energy Efficiency Graph



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