69 Heath Street, Stourbridge, DY8 1SB

Offers in excess of £514,500

Nestled in the charming Old-Quarter area of Stourbridge, this delightful house offers a perfect blend of comfort and style. With an impressive layout, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The heart of the home is complemented by four well-appointed bedrooms, providing ample space for family living or accommodating guests.

The house features two first floor bathrooms and a downstairs WC, ensuring convenience for all residents. Each room is designed with a thoughtful touch, creating a warm and inviting atmosphere throughout. The property is perfect for families seeking a peaceful retreat while still being close to local amenities and transport links. This property has two car parking spaces to the rear. The front garden is low maintenance or a good size for additional parking.

The location is particularly appealing, being within close proximity to esteemed educational institutions such as Greenfield Primary and Redhill Secondary School, making it an excellent choice for families.

Additionally, Mary Stevens Park is just a short walk away, offering a pleasant green space for outdoor activities. Heath Street is recognised as one of the most sought-after streets in 'The Old Quarter', making this property a rare find in a competitive market. This home presents an exceptional opportunity for those looking to settle in a vibrant community with a rich history and modern conveniences.

Approach

With a pathway leading to the front door separating the front garden and gated access to the driveway and the rear garden to the side of the property.

Entrance Hall

Wooden flooring, central heating radiator, storage cupboard under the stairs. Allowing access to the kitchen, lounge and utility room/WC. Stairs leading to the first floor.

Lounge 16'8" x 13'3" (5.10 x 4.05)

Double glazed window to the front, central heating radiator, wooden flooring.

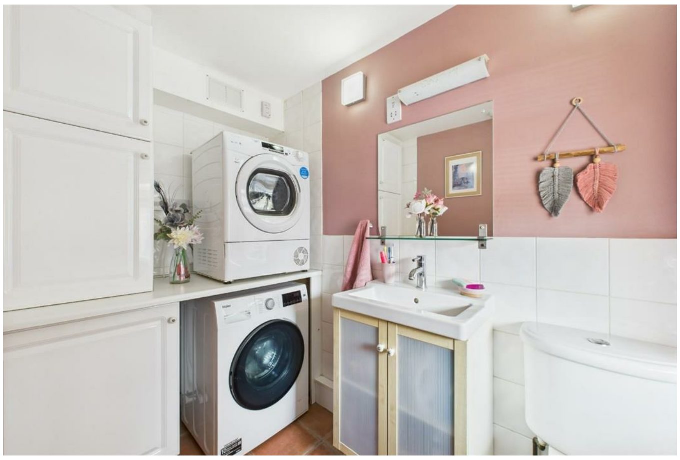
Kitchen 7'10" x 13'1" (2.39 x 3.99)

Double glazed window to the rear, double glazed door to the rear, a range of wall and base units, inset stainless steel sink, tiled flooring.

Dining Room 13'5" x 16'8" (4.10 x 5.09)

Double glazed patio doors to the rear, double glazed window to the rear, central heating radiator, tiled flooring.

Utility Room/WC



Wall and base unit, double glazed window to the front, wash hand basin, WC, central heating radiator, tiled flooring.

Landing

Wooden flooring, access to the bedrooms and bathrooms, double glazed window to the front, storage cupboards.

Bedroom 11'0" x 13'4" (3.36 x 4.07)

Double glazed window to the front, central heating radiator, wooden flooring.

Bedroom 7'10" x 10'7" (2.41 x 3.24)

Double glazed window to the rear, central heating radiator, wooden flooring, built in cupboard.

Bedroom 7'8" x 10'7" (2.36 x 3.24)

Double glazed window to the rear, central heating radiator, wooden flooring.

Bedroom 10'11" x 8'0" (3.34 x 2.44)

Double glazed window to the rear, central heating radiator, wooden flooring.

Bathroom

Double glazed window to the side, bath, wash hand basin, WC, central heating radiator, wooden flooring.

Shower Room

Double glazed window to the front, WC, wash hand basin, shower cubicle, central heating radiator.

Rear Garden

Set behind gated access to the side you will find a tarmac driveway, lawn area and a paved patio area perfect for sitting out in the sun. Access to the detached garage via the front or side door.

Garage 8'3" x 16'4" (2.52 x 5.00)

With power and lights, double doors to the front, double glazed door to the side and double glazed window to the side.

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.

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:

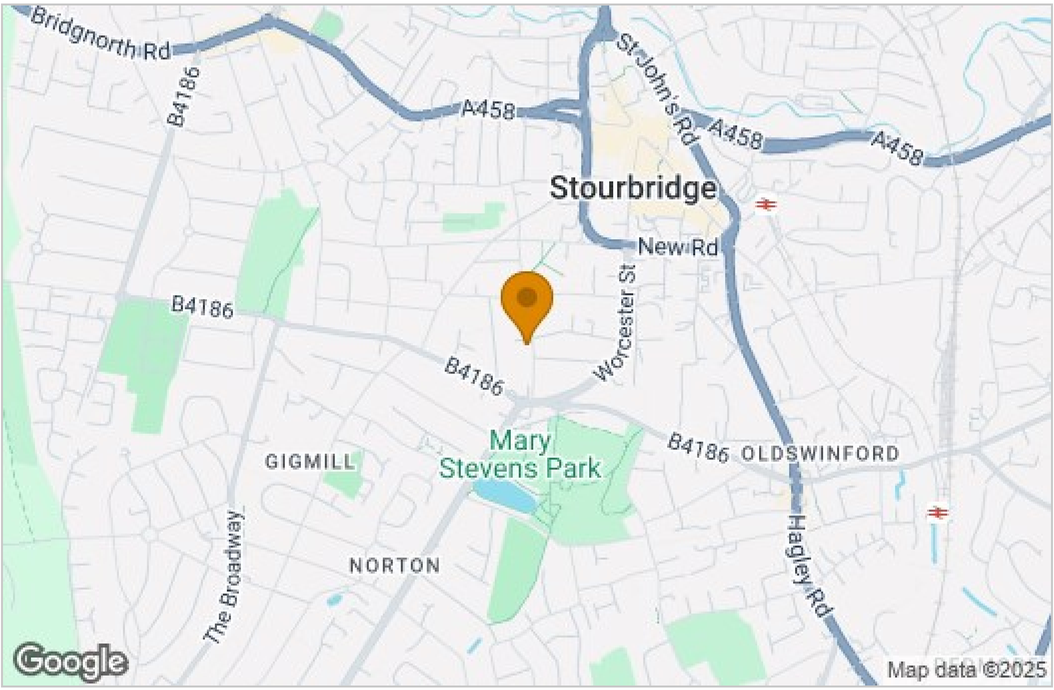
Conveyancing Referrals:
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not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

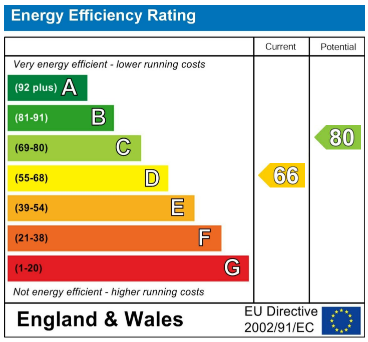
We are happy to provide further details on referral arrangements upon request.

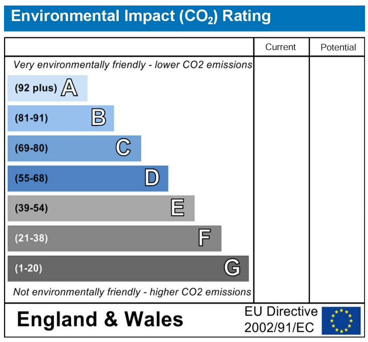
Floor Plan

Area Map



Energy Efficiency Graph





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