



RE/MAX
Prime Estates



Pathways, 88 Heath Farm Road, Stourbridge, DY8 3BY

Offers in excess of £750,000

Set behind a private gated driveway on one of Stourbridge's most prestigious addresses, this extraordinary four-bedroom detached residence has been lovingly transformed over the past 20+ years into a truly one-of-a-kind home. Blending luxurious modern touches with rich period charm, the property offers refined living at its very best.

From the moment you arrive, the striking exterior and landscaped frontage set the tone. Step inside and you'll find craftsmanship at every turn—from hand-crafted solid woodwork and bespoke lighting to antique brick feature fireplaces and exposed 300-year-old oak beams.

The heart of the home lies towards the rear, where a beautifully appointed kitchen awaits, complete with a Rangemaster double oven, integrated appliances and elegant quartz countertops. Flowing seamlessly into a stylish dining area and inviting snug with log burner, this open-plan space is perfect for both family life and entertaining. French doors open onto the exquisite rear garden, extending the living space outdoors.

All four bedrooms are generously proportioned doubles, each individually styled. The luxurious master suite benefits from a walk-in wardrobe and a showstopping en-suite bathroom fitted with premium Lefroy Brooks fixtures—echoed throughout the home's additional bathrooms.

Approach



Being set behind double oak gates, pebbled driveway offering off-street parking for multiple vehicles, side access gates to both flanks of the property and garage access

Entrance Porch



With a door leading from the front, further door offering access to;

Entrance Hall



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

Dining Room 15'5" x 11'7" (4.71 x 3.55)



With a door leading from the hallway, feature fireplace with surround and hearth, a double glazed window to the front and a central heating radiator

Living Room 18'7" x 11'2" (5.67 x 3.41)



With a door leading from the entrance hall and being open plan to the breakfast room, feature fireplace and central heating radiators

Kitchen 10'4" x 15'4" (3.16 x 4.68)



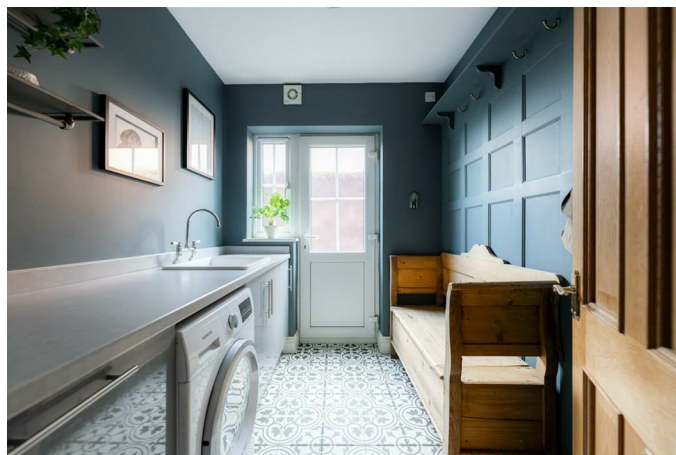
With a door leading from the entrance hall, fitted with a range of wall and base units with 30mm Quartz worktops, 'Rangemaster' double cooker with six gas burning hobs and designer extractor hood above, composite sink with mixer tap and drainer, integrated Hotpoint appliances, a double glazed window to the rear and designer radiator

Breakfast Room 12'10" x 15'8" (3.93 x 4.79)



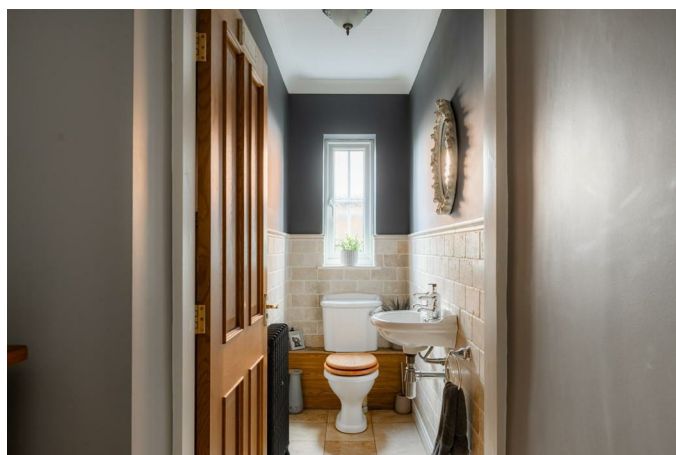
Being open plan to the living room and kitchen, feature fireplace with log burning stove, vaulted ceiling with feature antique oak beam, double glazed patio doors to both the rear and side

Utility / Boot Room 6'9" x 8'1" (2.06 x 2.48)



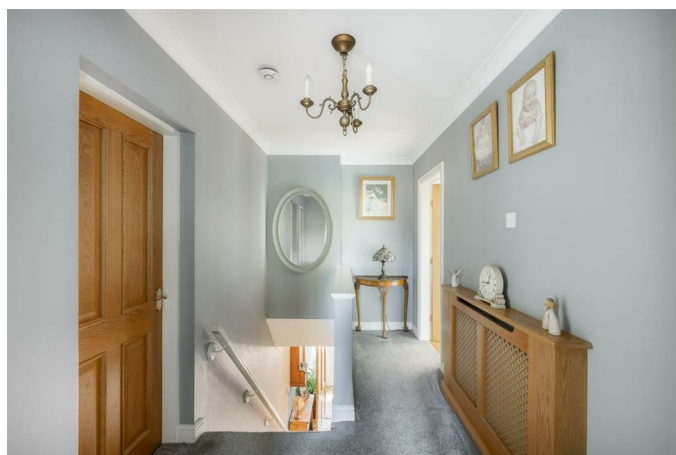
With a door leading from the entrance hall, a door leading to the garden, floor mounted units with worktops, porcelain sink with mixer tap and laundry machinery outlet points

WC



With a door leading from the entrance hall, half height tile surround, WC, hand wash basin, a double glazed obscured window to the side and a designer central heating radiator

Landing



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

Master Suite 12'9" x 11'3" (3.91 x 3.45)



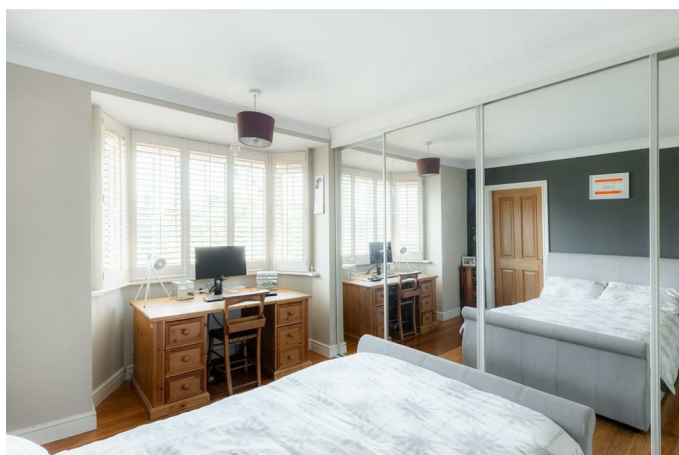
With a door leading from the landing, a door leading to the en-suite, walk-in wardrobe with hanging rails, a double glazed window to the rear and a central heating radiator

En-Suite



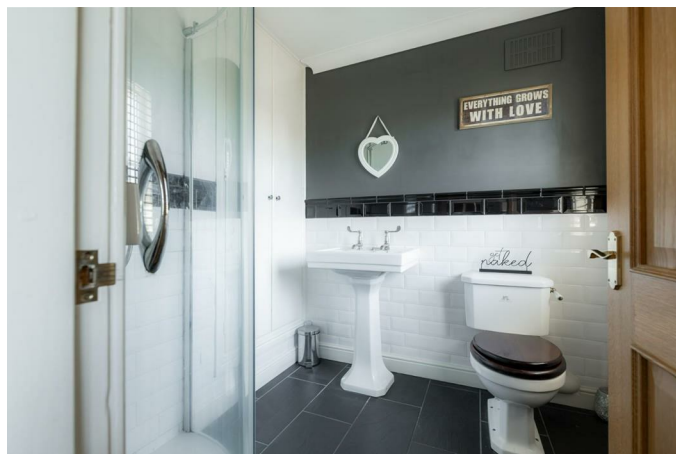
With a door leading from the master bedroom, full Lefroy Brooks bathroom suite including WC, hand wash basin, shower cubicle, a double glazed window to the side and a central heating radiator

Bedroom Two 13'1" x 9'2" (4.01 x 2.80)



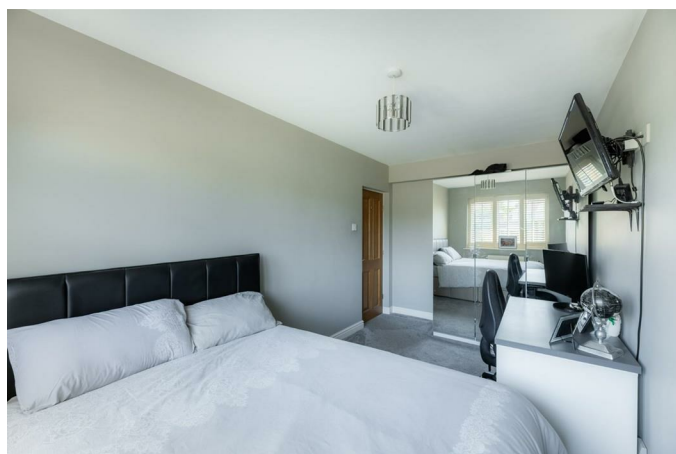
With a door leading from the landing, a door leading to the en-suite, built in wardrobes with sliding mirror doors, a double glazed window to the front and a central heating radiator

En-Suite



With a door leading from the master bedroom, full Lefroy Brooks bathroom suite including WC, hand wash basin, shower cubicle, a double glazed window to the front and a central heating radiator

Bedroom 14'8" x 7'10" (4.49 x 2.40)



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

Bedroom 12'7" x 7'10" (3.86 x 2.41)



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

Family Bathroom



With a door leading from the landing, half height tile surround with full Lefroy Brooks bathroom suite including WC, hand wash basin, freestanding roll-top bath with nickel mixer tap, built in storage cupboard, a double glazed obscured window to the rear and a central heating radiator

Garden



With doors leading from the breakfast room, raised patio to the front with steps leading down to lawn, mature shrub borders throughout, feature oak pavilion (built using traditional methods) with 'Arctic' Spa and power outlet, two gated side access points to both flanks of the property

Garage 16'09 x 8'02 (5.11m x 2.49m)

With an up-and-over garage door from the driveway, power outlet points throughout

Money Laundering Regulations

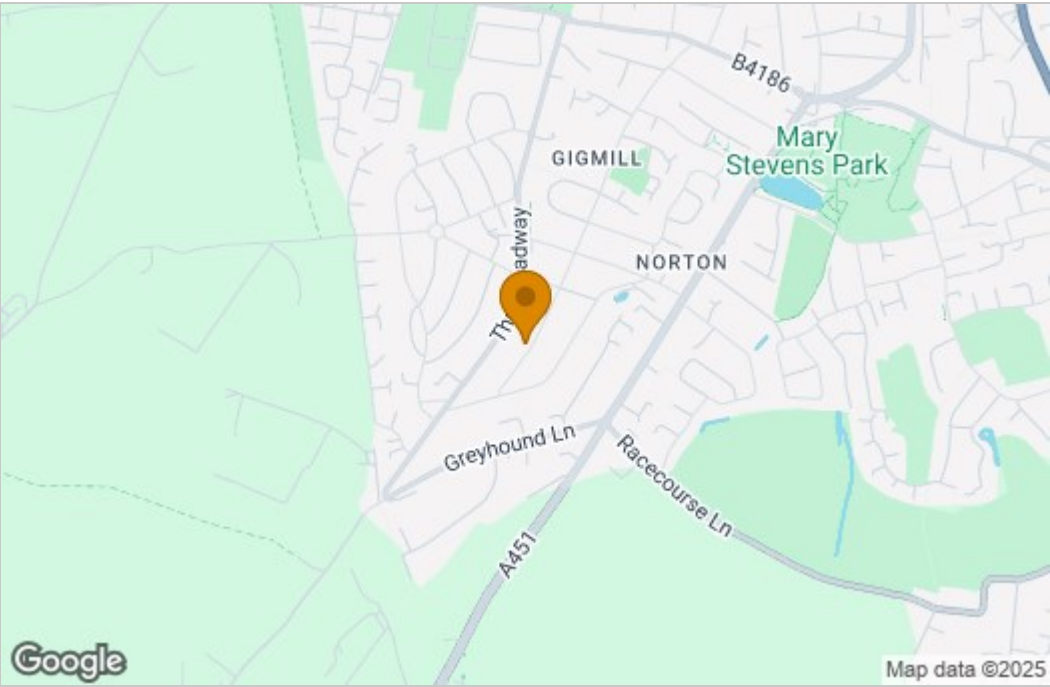
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying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

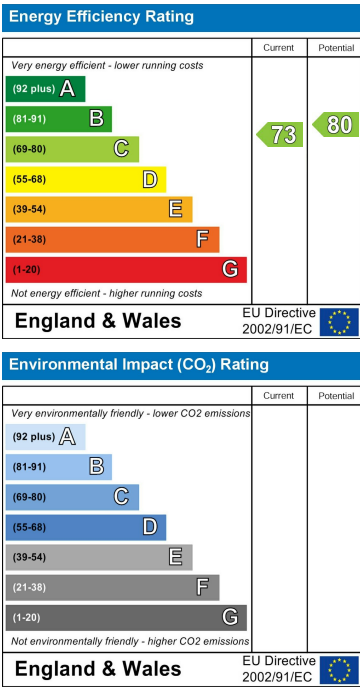
Floor Plan



Area Map



Energy Efficiency Graph



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