



**RE/MAX**  
Prime Estates



## **61A High Street, Stourbridge, DY8 5SD**

### **Guide price £235,000**

Explore a promising development opportunity on the historic Wordsley High Street. This property presents a canvas for transformation, awaiting your vision to bring it to life through redevelopment or renovation (subject to planning permission). Nestled in a prime location, this property offers the chance to shape its future. The sought-after Wordsley High Street provides a vibrant backdrop, with local amenities and a charming community atmosphere right at your doorstep.

Briefly comprising; Entrance hall, fitted kitchen, dining room, two bedrooms, spacious living room, shower room with utility, work shop, rear garden and off road parking for multiple cars.

Unleash your creativity and explore the potential of this property, envisioning its transformation into a unique space that suits your needs and aspirations. With proper planning and design, you can bring a new chapter of life to this property, reflecting your individual style and preferences.

The opportunity to embark on a redevelopment or renovation journey in this desirable area is rare. Seize the chance to turn this property into a remarkable space that matches your vision. Contact us today to discuss the endless possibilities and to start the process of transforming this property into something truly special.



## Approach



Set behind fencing, accessed via Kinver Street

## Reception Hall



With double glazed UPVC door to front, central heating radiator

## Dining Room 16'5" x 13'8" (5.02 x 4.19)



With doorway access to living room and kitchen

## Kitchen 11'9" x 8'4" (3.59 x 2.56)



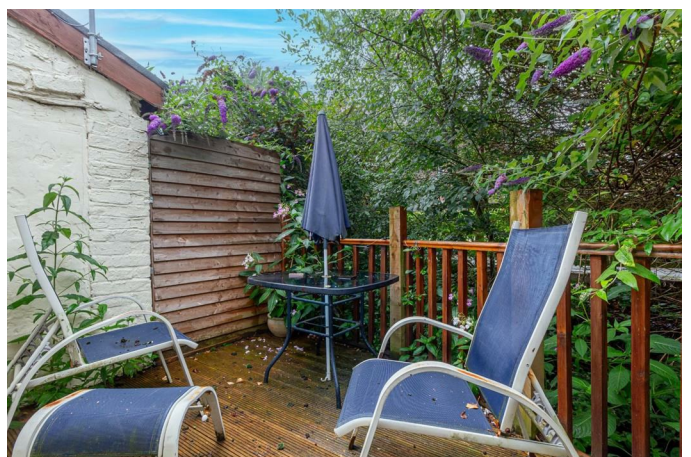
With a range of wall and floor mounted cupboards, double glazed window to rear, doorway access to suspended decking area to rear

## Lounge 22'1" x 12'4" (6.75 x 3.76)



With double glazed sliding doors to front, central heating radiator

## Garden



Raised deck over running stream below



Bedroom 13'1" x 9'4" (3.99 x 2.87)



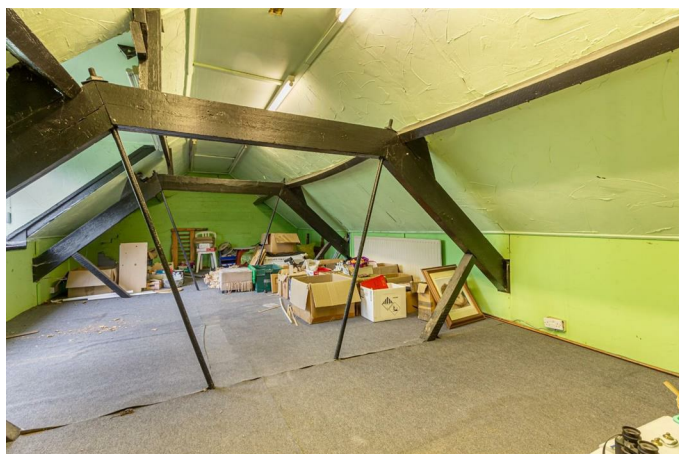
With double glazed window to rear, central heating radiator

Bedroom 9'4" x 9'0" (2.87 x 2.76)



With double glazed window to front, central heating radiator

Loft Room 31'10" x 15'2" (9.71 x 4.64)



With double glazed window to rear elevation

Room 9'0" x 6'8" (2.76 x 2.04)



With central heating radiator, currently used as a guest bedroom

Shower Room 6'8" x 5'3" (2.04 x 1.61)



with shower cubicle, hand wash basin and W/C

Workshop 28'6" x 12'10" (8.70 x 3.93)



With double glazed window to front, central heating radiator

### Money Laundering Regulation

At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

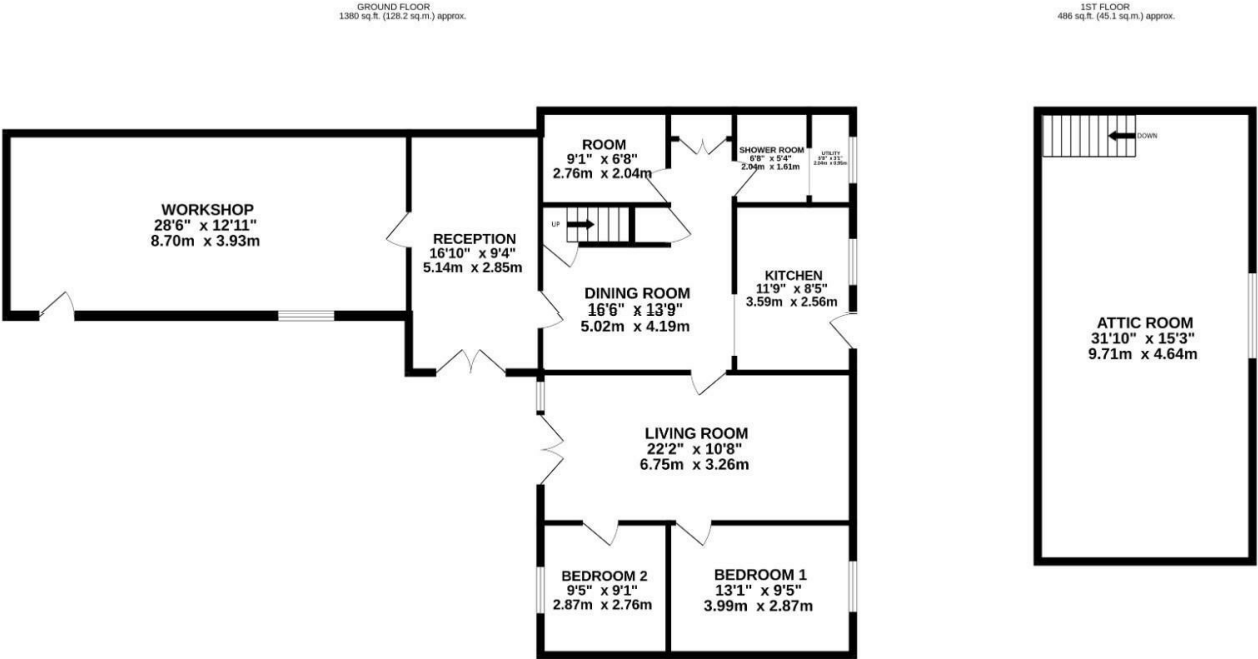
- Satisfactory photographic identification.
- Proof of address/residency.

- Verification of the source of purchase funds.

Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £36 including VAT per person will be applicable for this service.

Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

Floor Plan

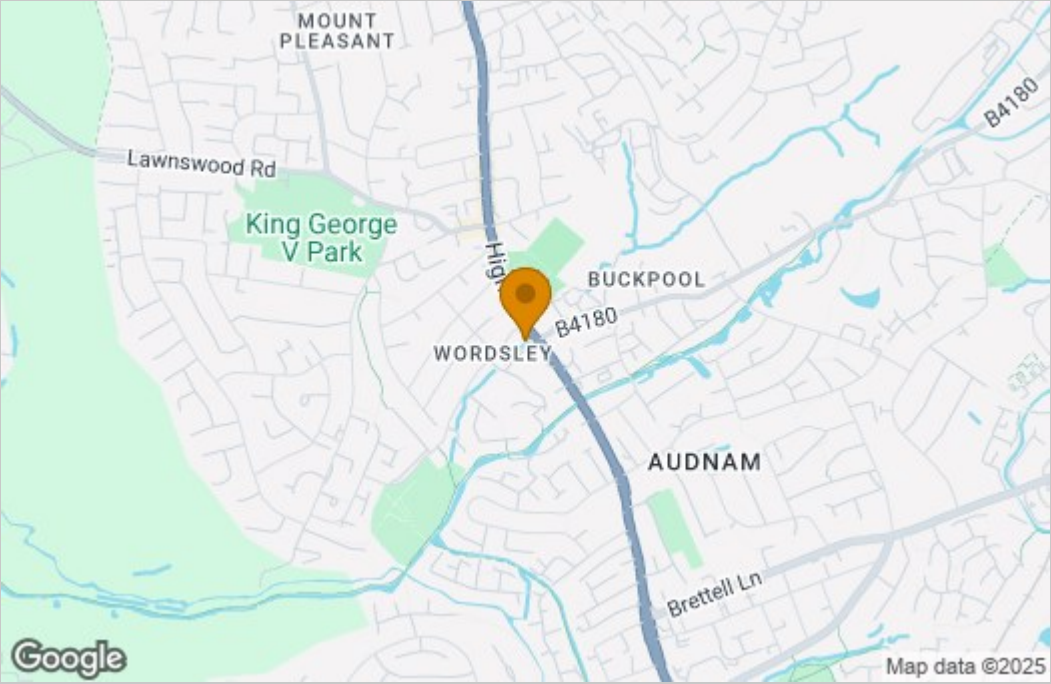


TOTAL FLOOR AREA : 1866 sq.ft. (173.3 sq.m.) approx.

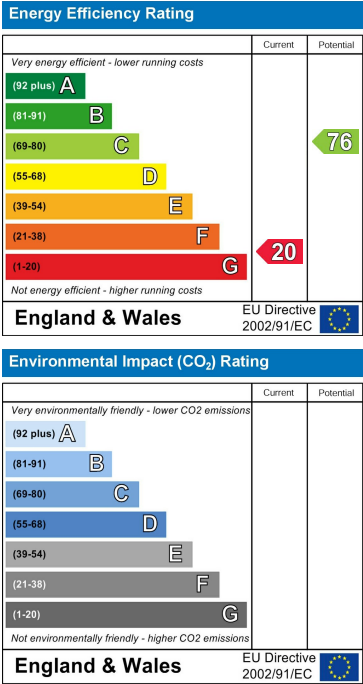
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.