



RE/MAX
Prime Estates



30 Maypole Drive, Stourbridge, DY8 3TZ

Offers in the region of £325,000

Being set in the corner of the ever popular Maypole Drive, this delightful three-bedroom house offers a perfect blend of comfort and convenience. The property boasts a well-proportioned reception room, ideal for both relaxation and entertaining guests.

This property provides the essential modern amenities that today's homeowners desire. The three spacious bedrooms are perfect for families or those seeking extra space for guests or a home office. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

The location of this property is particularly appealing, with easy access to local amenities, schools, and transport links, making it an excellent choice for families and commuters alike. The surrounding area is known for its friendly community atmosphere and picturesque surroundings, offering a pleasant environment to call home.

This house on Maypole Drive presents a wonderful opportunity for anyone looking to settle in Stourbridge. With its inviting layout and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming property your own.

Approach



With access via a dropped kerb to a driveway. Access through the front door and access to the garage.

Entrance Hall



With stairs leading to the first floor, access to the lounge and kitchen. Laminate flooring and a central heating radiator.

Lounge 10'11" x 12'10" (3.34 x 3.93)



Double glazed window to the front and a central heating radiator.

Kitchen 17'7" x 7'11" (5.37 x 2.42)



Double glazed patio doors leading to the rear garden, a number of wall and base units, inset sink and drainer, integrated fridge and freezer.

Landing



With access to the bedrooms and bathroom. Double glazed window to the side.

Bedroom 11'0" x 12'7" (3.36 x 3.86)



Double glazed window to the front and central heating radiator.

Bedroom 9'10" x 8'9" (3.02 x 2.69)



Double glazed window to the rear and central heating radiator.

Bedroom 6'0" x 6'8" (1.84 x 2.04)



Double glazed window to the front and central heating radiator.

Bathroom



With a WC, wash hand basin, bath with a shower over, heated towel rail.

Garage 10'6" x 15'11" (3.21 x 4.87)

With power and lights, electric roller door, side door access to the rear garden.

To The Rear



Wooden decking area to the rear of the property leading to a large lawned area. A paved patio space in the rear corner.

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 Regulations

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.

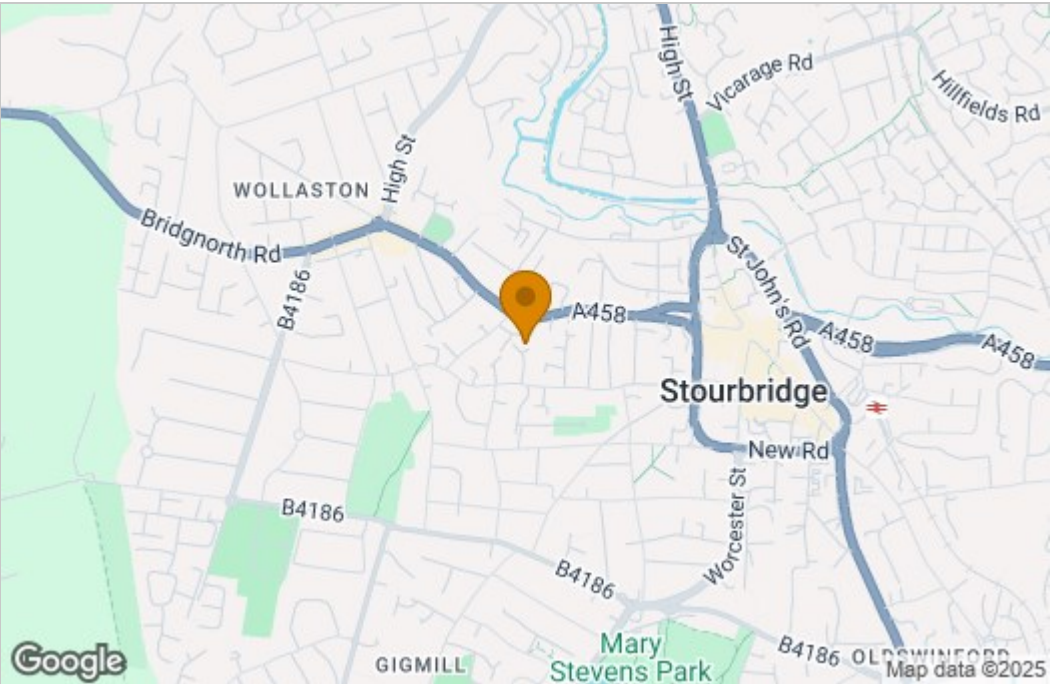
Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £60 including VAT per person will be applicable for this service.

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

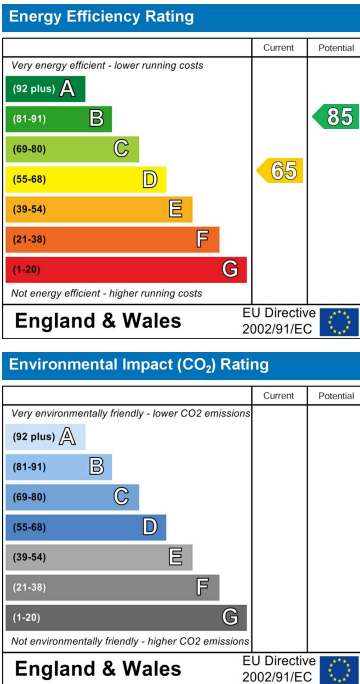
Floor Plan



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.