



RE/MAX
Prime Estates



1 Swan Street, Stourbridge, DY8 3UU

Offers in the region of £495,000

Nestled in the charming area of Swan Street, Stourbridge, this delightful detached bungalow offers a perfect blend of comfort and convenience. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the bungalow ensures that each room flows seamlessly into the next, enhancing the sense of space and light throughout.

The property features a well-appointed bathroom, designed for both functionality and comfort. The kitchen area, while not specified, is typically a focal point in bungalows, offering ample opportunity for culinary creativity and family gatherings.

One of the standout features of this property is the generous parking space, accommodating up to six vehicles. This is a rare find and adds significant value, particularly for families or those with multiple vehicles.

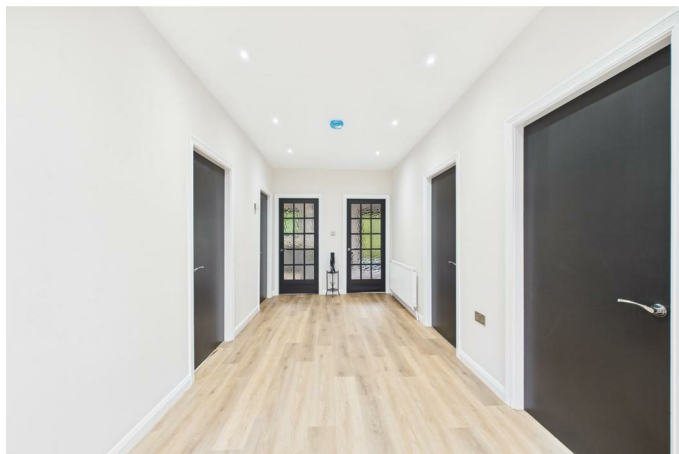
Situated in a desirable location, this bungalow is not only a comfortable residence but also a gateway to the vibrant community of Stourbridge. With local amenities, parks, and schools nearby, it is perfectly positioned for

Approach



With a wrought iron gate leading to a paved pathway with lawn borders, gated driveway access to the side of the property offering access to the garages

Entrance Hall



With a door leading from the front, doors to various rooms and a central heating radiator

Living Room 11'11" x 15'3" (3.64 x 4.67)

With a door leading from the entrance hall, a double glazed sliding patio door offering access to the terrace, a central heating radiator and a double glazed window to the side

Kitchen 12'0" x 14'7" (3.68 x 4.45)



With a door leading from the entrance hall, fitted kitchen with a range of wall and base units with worktops above, sink with mixer tap and drainer, a double glazed window to the rear, a door leading to the side entry and a central heating radiator

Bedroom 11'0" x 10'9" (3.37 x 3.30)



With a door leading from the entrance hall, a double glazed window to the side and a central heating radiator

Bedroom 11'0" x 10'9" (3.36 x 3.29)



With a door leading from the entrance hall, double glazed windows to the front and side and a central heating radiator

Bedroom 10'11" x 10'9" (3.34 x 3.30)



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

Bathroom

With a door leading from the entrance hall, full height tile surround with bath, WC, hand wash basin, shower cubicle, a double glazed obscured window to the side and a central heating radiator

Side Access

With doorway access to the front and rear gardens, doorway access to the kitchen

Terrace



With access from the living room and side access, wrought iron fence surround with steps leading to the garden

Garden

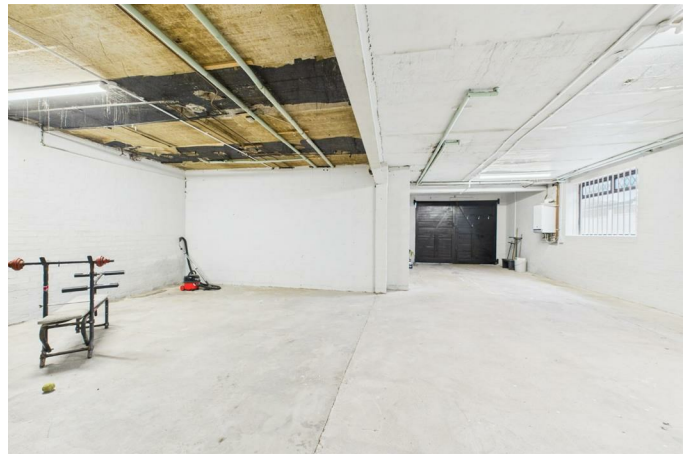


With access via the front driveway or steps leading from the terrace

Garage One 39'1" x 29'10" (11.92 x 9.11)

With a barn style garage door to the rear, windows to the side

Garage Two 28'6" x 18'6" (8.7 x 5.66)



With an up-and-over style garage door to the rear, windows to the side

Money Laundering Regulation

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:

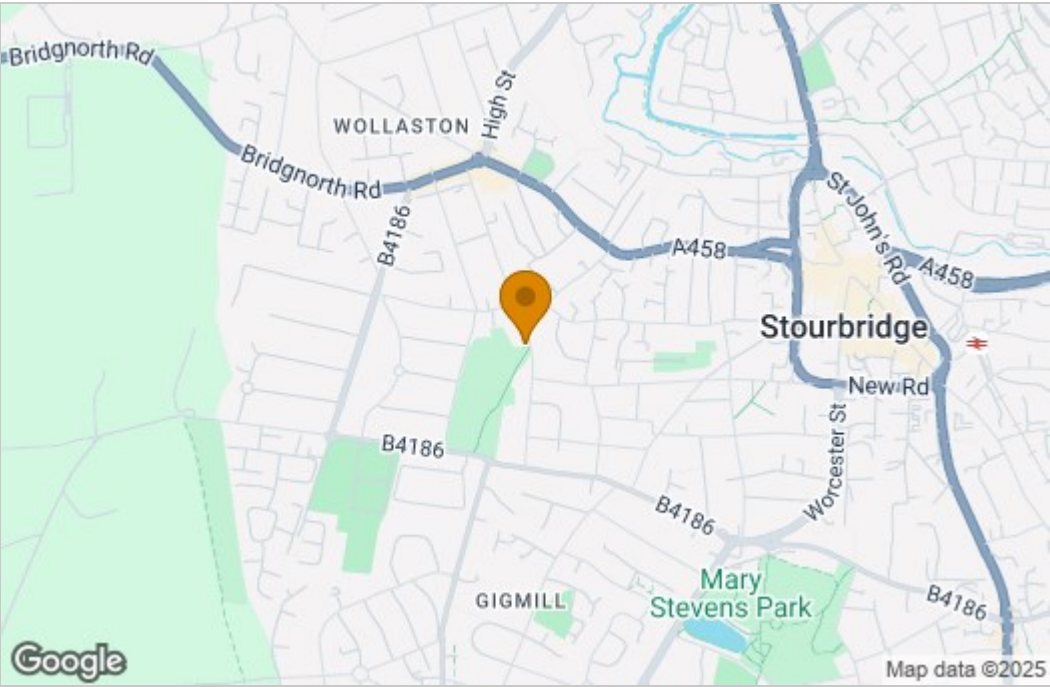
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with 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.

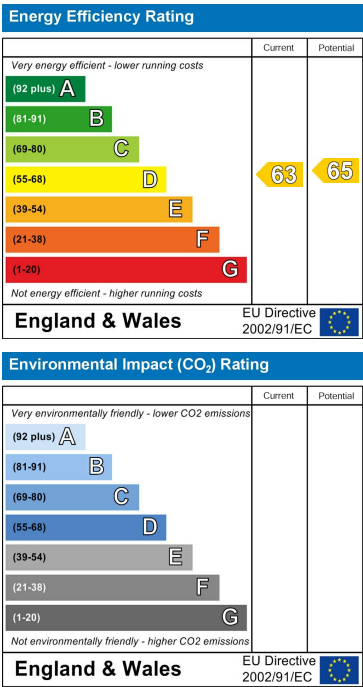
Floor Plan



Area Map



Energy Efficiency Graph



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