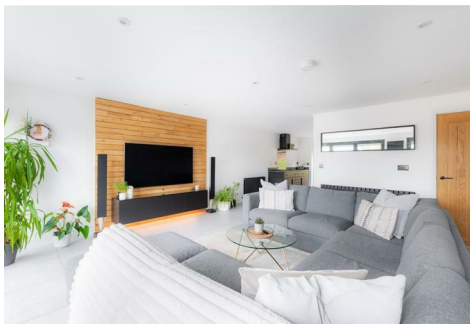




RE/MAX
Prime Estates



57 Chawn Park Drive, Stourbridge, DY9 0UG

Offers in the region of £340,000

Nestled in the desirable area of Chawn Park Drive, Stourbridge, this charming detached house offers a comfortable and modern living experience. Spanning 1147 square feet, the property has been fully renovated to a high standard, ensuring that it meets the needs of contemporary living. The renovations undertaken during the property's current custodianship include a complete electrical re-wire, a new central heating system, and new double glazing throughout, providing both efficiency and comfort.

The house features a well-proportioned open plan reception room that serves as a welcoming space for relaxation or entertaining. There are two spacious double bedrooms, ideal for accommodating family or guests.

A notable highlight of this property is the generous double garage, which includes an additional spacious garage store room, offering ample storage solutions for vehicles and belongings alike.

The location is particularly advantageous, with an abundance of local amenities within easy reach. Stourbridge Junction train station is conveniently nearby, providing excellent transport links for commuters and those wishing to explore the wider region. The surrounding area boasts a variety of shops, restaurants, and recreational facilities, ensuring that all essential services are readily available.

This property presents an excellent opportunity for those seeking a modern, well-appointed home in a vibrant community. With its thoughtful renovations and prime location, it is sure to appeal to a range of potential buyers.

Approach



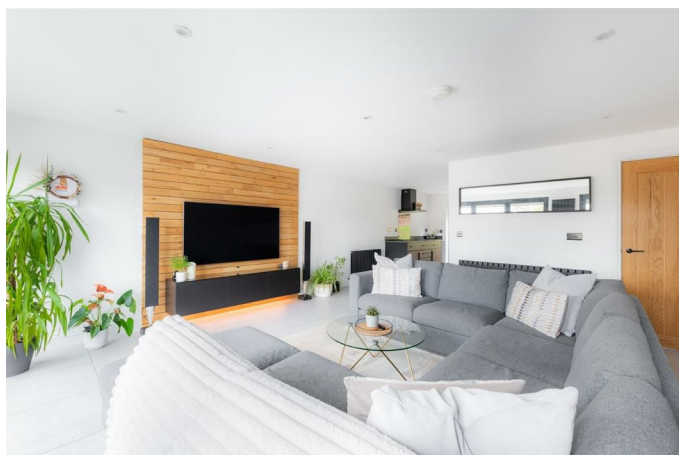
With a dropped kerb offering access to block-paved driveway with lawn border, electric remote control operated roller shutter garage door, composite steps leading to the front door, steps leading to rear access gate to the side

Kitchen 9'3" x 11'10" (2.84 x 3.61)



With a door leading from the garden, fitted with a range of wall and base units with worktops, integrated appliances including laundry machinery, fridge / freezer, dishwasher, oven with hob and extractor above and being open plan to the lounge

Lounge 15'11" x 15'7" (4.86 x 4.75)



With a door leading from the front, a door leading to

the inner hallway and being open plan to the kitchen, a central heating radiator and double glazed bi-folding doors to the front balcony. Note- some furniture may be available for sale by separate negotiation

Inner Hallway

With a door leading from the lounge, doors to various rooms and a built in store cupboard with mirror door

Bedroom 10'4" x 15'7" (3.15 x 4.77)



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

Bedroom 10'2" x 11'10" (3.11 x 3.62)



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

Shower Room

With a door leading from the inner hallway, full height tile surround throughout with mosaic style tile floor, walk in shower with glass screen, WC, hand wash basin, an obscured double glazed window to the rear and a central heating radiator

Garden

With bi-folding patio doors from the kitchen, tiered garden with patio to the front with lawn beyond, wrought iron side access gate and outdoor tap

Garage 15'8" x 16'0" (4.80 x 4.89)

With a remote controlled roller-style garage door to the front, a door leading to the garage store and a central heating radiator

Further Garage Store 10'5" x 16'0" (3.18 x 4.89)

With a door leading from the garage, central heating radiator and an obscured double glazed window to the side

Tenure- Freehold

The property's tenure is referenced based on the information given by the seller. As per the seller's advice, the property is freehold. However, we suggest that buyers seek confirmation of the property's tenure through their solicitor.

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 £60 including VAT per person will be applicable for this service.

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:

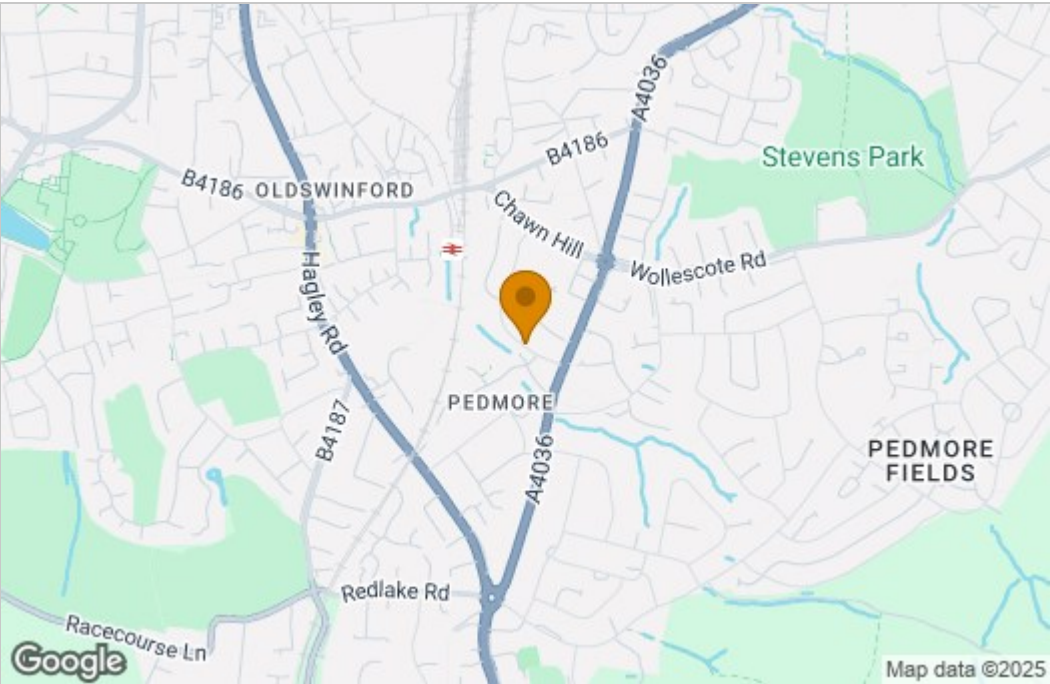
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

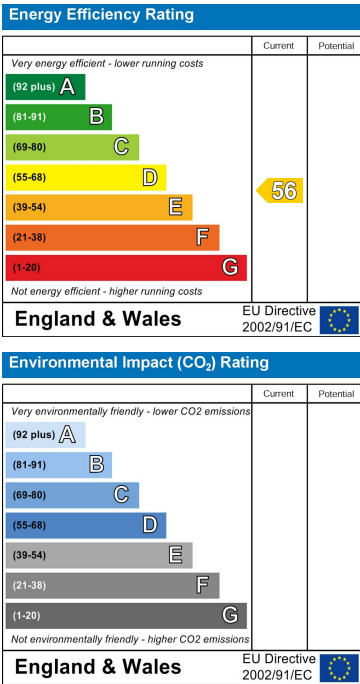
Floor Plan



Area Map



Energy Efficiency Graph



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.