



**RE/MAX**  
Prime Estates



## **54 Melrose Avenue, Stourbridge, DY8 2LE**

### **Offers in excess of £525,000**

Nestled on the charming Melrose Avenue in Stourbridge, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1523 square feet, the property boasts a well-thought-out layout that is ideal for both relaxation and entertaining.

Upon entering, you are greeted by a spacious lounge, providing ample space for family gatherings or quiet evenings in. The natural light that floods these areas creates a warm and inviting atmosphere, making it a wonderful place to unwind after a long day.

The bungalow features three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. Whether you are looking to accommodate a growing family or seeking a guest room for visitors, this property meets a variety of needs.

The bungalow combines modern living with a classic design, ensuring that it remains both functional and aesthetically pleasing. The surrounding area of Stourbridge is known for its friendly community and excellent local amenities, making it an ideal location for families. It's location next to Lea-Vale playing fields creates a perfect setting for a lovely opening of green space.

This property presents a fantastic opportunity for those seeking a comfortable home in a desirable neighbourhood. With its spacious layout and prime location, this bungalow is sure to attract interest from a wide range of buyers. Do not miss the chance to make this lovely property your own.

## Approach

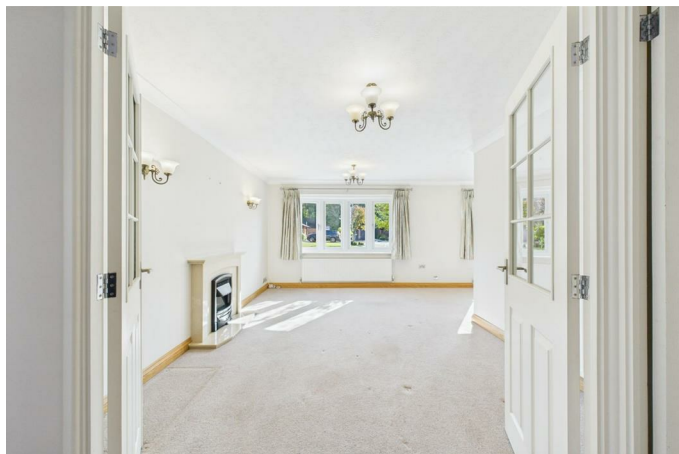


At the front of the property, a spacious driveway provides ample parking for multiple vehicles, convenient access to a generous double garage, and a side pathway leading to the rear garden.

## Entrance Hall

Upon entering the property, the welcoming entrance hall provides access to the lounge, kitchen, bedrooms, and bathroom.

Lounge 20'8" (max) x 16'4" (max) (6.30m (max) x 4.98m (max))



Double doors open into a spacious and light-filled L-shaped lounge, featuring two front-facing double-glazed windows and an attractive electric feature fire. A part-partition wall allows the room to be easily divided into two separate living areas, while also providing access to the kitchen.

## Kitchen 9'2" x 11'0" (2.80 x 3.37)



A well-appointed kitchen fitted with an extensive range of wall and base units, incorporating an integrated fridge and freezer, dishwasher, oven, gas hob with cooker hood, and inset sink with drainer. The kitchen also offers access to the rear garden via the side passageway.

## Bedroom 10'5" x 11'3" (3.18 x 3.44)



Featuring fitted wardrobes, access to an en-suite shower room, and French doors opening into the conservatory.

## En-Suite



Shower cubicle, WC, wash hand basin with built in units underneath, towel radiator, tiled walls and flooring.



Bedroom 8'11" x 14'7" (2.74 x 4.46)



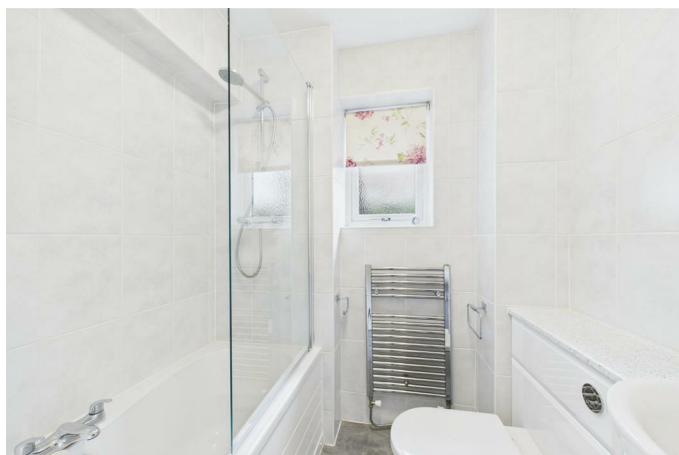
With a built in cupboard and French doors leading into the conservatory.

Bedroom 10'11" x 7'5" (3.34 x 2.27)



With a built in cupboard and window to the front.

Bathroom



Featuring a bath with a shower over, a towel rail radiator, WC and wash hand basin with built in units underneath. Tiled wall and flooring.

Conservatory 21'0" x 8'9" (6.42 x 2.68)



A large conservatory with French doors leading to the rear garden, French doors leading to the bedrooms, windows on 3 sides allowing plenty of natural light.

To The Rear



Lawned area to the rear, stone path leading down the side passageway, side door into the kitchen and gateway allowing access to the front. Extra paved area to the side of the property creating a lovely space for a private seating area or garden buildings.

Garage 16'2" x 17'3" (4.95 x 5.27)

A stunning double garage complete with electric and water, electric roller door to the front and a double glazed door to the side. And extra space to the rear creating the ideal place for storage.

Garage Store 15'5" x 7'10" (4.70 x 2.39)

Storage space to the rear of the garage.

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 Regulation](#)

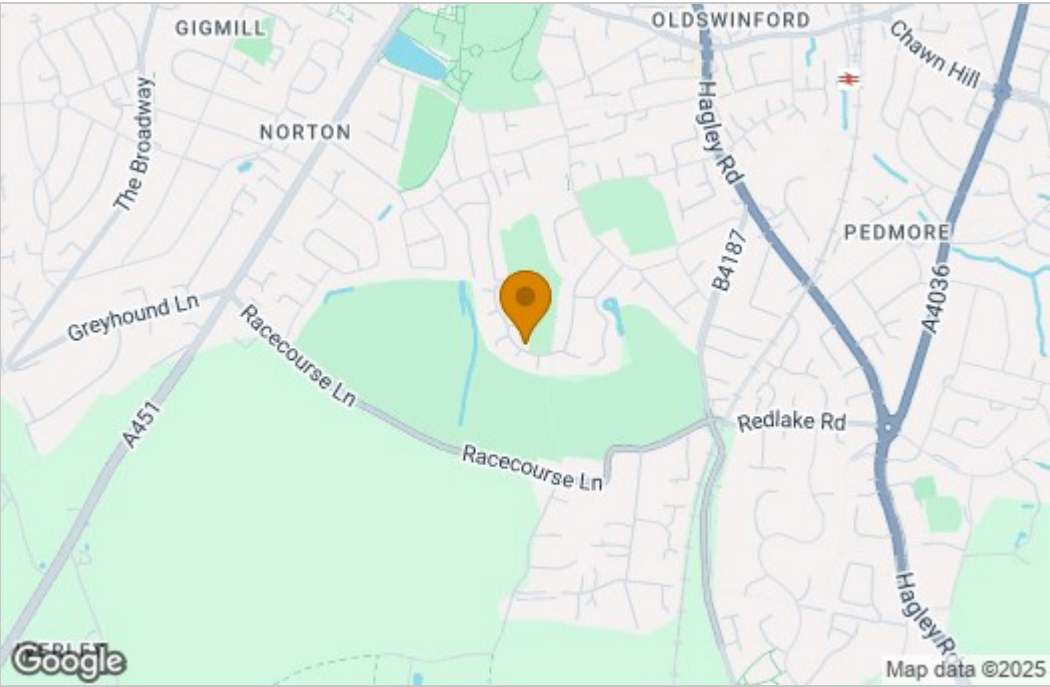
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying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

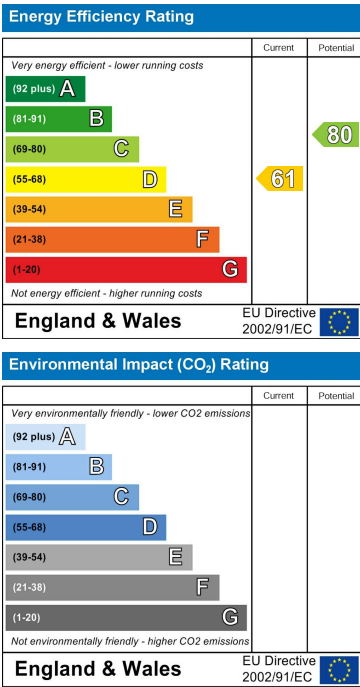
Floor Plan



Area Map



Energy Efficiency Graph



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