



**RE/MAX**  
Prime Estates



## **50 Cecil Street, Stourbridge, DY8 1XG**

### **Offers in the region of £285,000**

Being positioned in the heart of Stourbridge's "Old Quarter", this charming mid-terrace house presents an excellent opportunity for both first-time buyers and those looking to downsize. With two inviting reception rooms, this property offers ample space for relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, with the added benefit of a 'Jack & Jill' style bathroom.

To the rear, a pleasantly landscaped garden with sheltered deck area and garden building to the rear

Stourbridge is known for its vibrant community and excellent local amenities, including shops, schools, and parks, all within easy reach. This location is perfect for those who appreciate a blend of suburban tranquillity and accessibility to urban conveniences.

This delightful home is ready to welcome its new owners, providing a blank canvas to create your ideal living space, and is offered with no onward chain. Do not miss the chance to view this property and discover the potential it holds.



## Approach



With a wrought iron fence and gate, traditional wooden front door offering access to;

## Entrance Hall



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

## Living Room 11'8" x 8'9" (3.57 x 2.69)



With a door leading from the entrance hall, fireplace with decorative surround and hearth, a double glazed window to the front and a central heating radiator

## Lounge 11'10" x 12'3" (3.61 x 3.74)



With a door leading from the entrance hall, a door leading to the cellar, opening to the kitchen, a decorative fire, a double glazed window to the rear with shutters and a central heating radiator

## Kitchen 14'5" x 7'1" (4.40 x 2.16)



With an opening from the lounge, fitted kitchen with a range of wall and base units with worktops, tiled splashbacks, sink with mixer tap and drainer, integrated oven and hob with extractor above, a door to the side offering access to the rear garden and a double glazed bi-folding patio door to the rear

## Landing

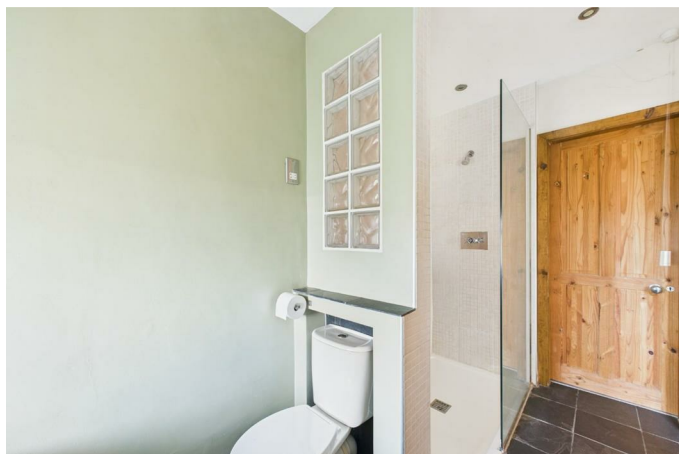
With stairs ascending from the entrance hall, doors to various rooms

### Bedroom 11'9" x 12'3" (3.59 x 3.74)



With a door leading from the landing, a door to the 'Jack & Jill' family bathroom, built in walk-through wardrobe storage cupboards, a decorative fireplace with surround, a double glazed window to the front and a central heating radiator

### Jack & Jill Family Bathroom



With doors leading from both bedrooms, WC, hand wash basin, freestanding roll-top style bath, walk in shower cubicle with full height tile surround, an obscured double glazed window to the rear and a central heating radiator

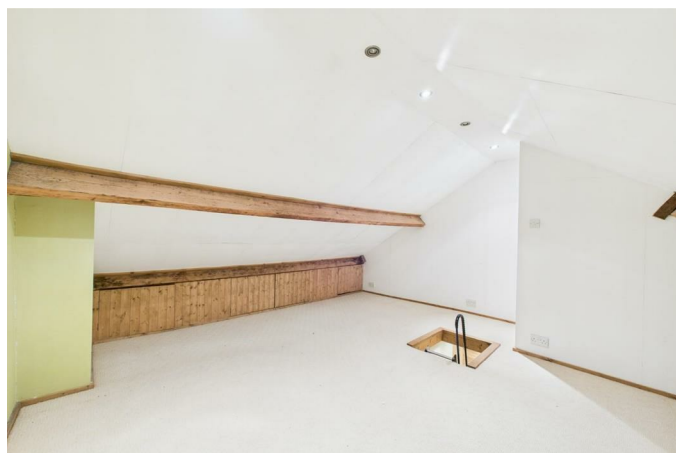
### Bedroom 11'9" x 9'9" (3.60 x 2.99)



With a door leading from the landing, a door leading

to the Jack & Jill style family bathroom, a double glazed window to the rear and a central heating radiator

### Loft



With a pull-down ladder, this loft room is not classed as a useable space however we wish to note that the space has been decorated and carpeted with lighting, storage cupboards and an electrical supply

### Cellar 11'10" x 8'10" (3.62 x 2.70)

With a door leading from the lounge, stairs down to a cellar storage space

### Garden

With a bi-folding door leading from the kitchen, sheltered patio area to the front with lawn beyond, further garden building with power and circular double glazed window to the rear of the garden and a gated side access passageway 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.



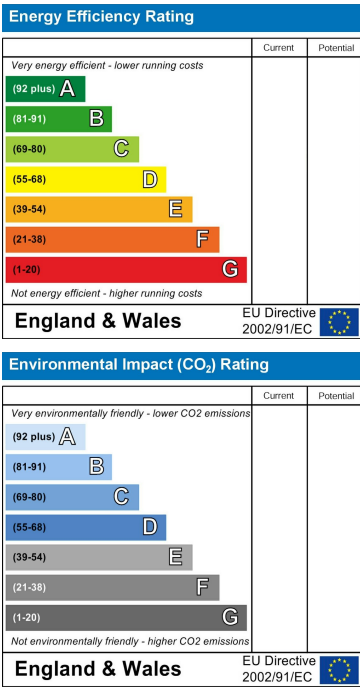
Floor Plan



Area Map



Energy Efficiency Graph



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