



**RE/MAX**  
Prime Estates



## **2 Ash Grove, Stourbridge, DY9 7JL**

### **Asking price £369,950**

Nestled in the charming Ash Grove, Pedmore, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The single bathroom is thoughtfully designed, catering to the needs of modern living. The semi-detached nature of the property allows for a sense of privacy while still being part of a friendly neighbourhood.

Stourbridge is known for its excellent local amenities, including shops, schools, and parks, all within easy reach. This location not only offers a peaceful residential environment but also provides convenient access to transport links, making commuting a breeze.

This property presents a wonderful opportunity for those looking to settle in a vibrant community. With its appealing features and prime location, it is certainly worth considering for your next home.



## Approach

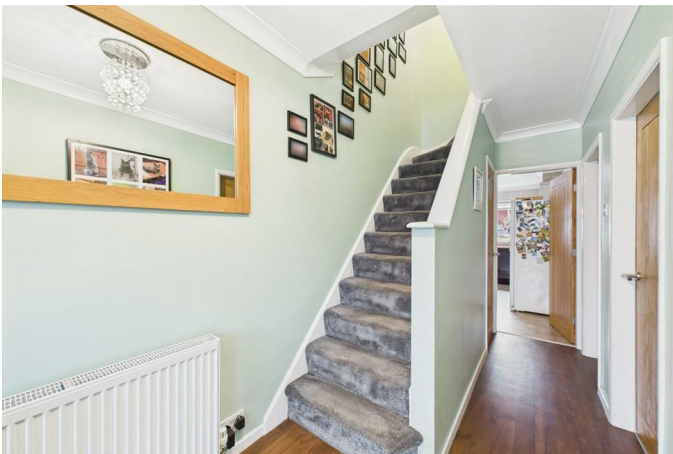


With access via a dropped kerb onto a stone effect driveway, allowing parking for multiple vehicles. A lawn to the side and access to the garage and entrance porch, side access to the rear.

## Entrance Porch

Double glazed windows and door to the front, access into the entrance hall.

## Entrance Hall



Stairs leading to the first floor, doors leading to the dining room, living room and kitchen. Storage cupboard under the stairs, central heating radiator.

## Dining Room 13'3" x 11'2" (4.05 x 3.42)



Double glazed window to the front, central heating radiator.

## Living Room 17'2" x 11'1" (5.25 x 3.38)



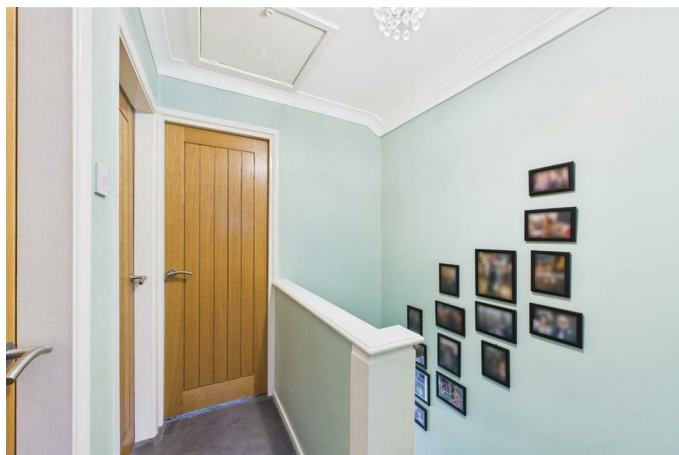
Double glazed patio doors to the rear leading to the garden, gas fire and central heating radiator.

## Kitchen 13'3" x 13'2" (4.06 x 4.03)



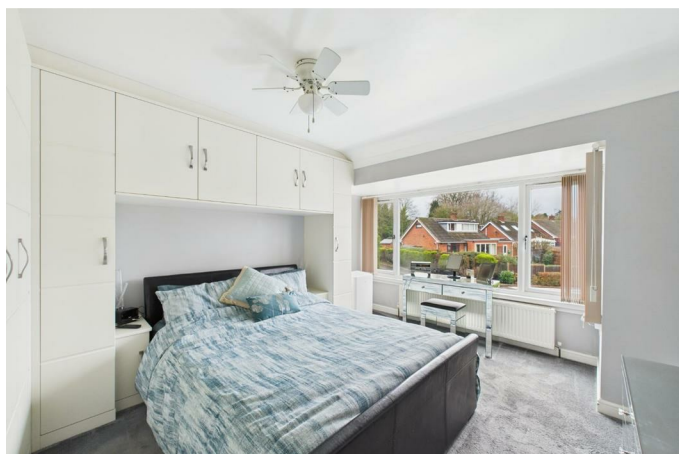
With a range of wall and base units, integrated oven and microwave, electric hob with cooker hood, inset sink and drainer, dishwasher and kitchen island. Double glazed window to the rear, side door leading to the garden, central heating radiator.

Landing 13'9" x 11'3" (4.20 x 3.45)



Doors leading to the bedrooms and bathroom, access to the loft.

Bedroom 13'9" x 11'3" (4.20 x 3.45)



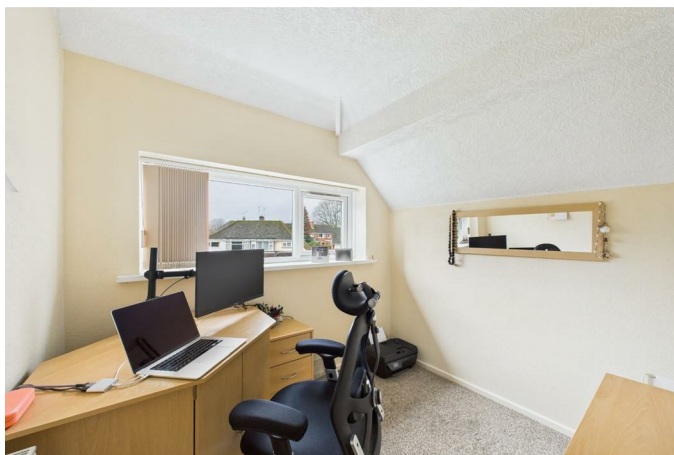
Double glazed window to the front, central heating radiator. Built in wardrobes.

Bedroom 10'10" x 9'7" (3.32 x 2.93)



Double glazed window to the rear, central heating radiator. Built in wardrobes.

Bedroom 7'7" x 7'10" (2.33 x 2.41)



Double glazed window to the front, central heating radiator.

Bathroom



Double glazed window to the rear, corner bath with jets, WC, wash hand basin, central heating radiator.

Garage 20'8" x 7'7" (6.30 x 2.32)

With an up-and-over door accessed from the driveway, a range of light and power units.

To The Rear



Pathway leading from the rear doors leading to the lawn. A seating area to the rear of the garden.



### Money Laundering Regulations

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:

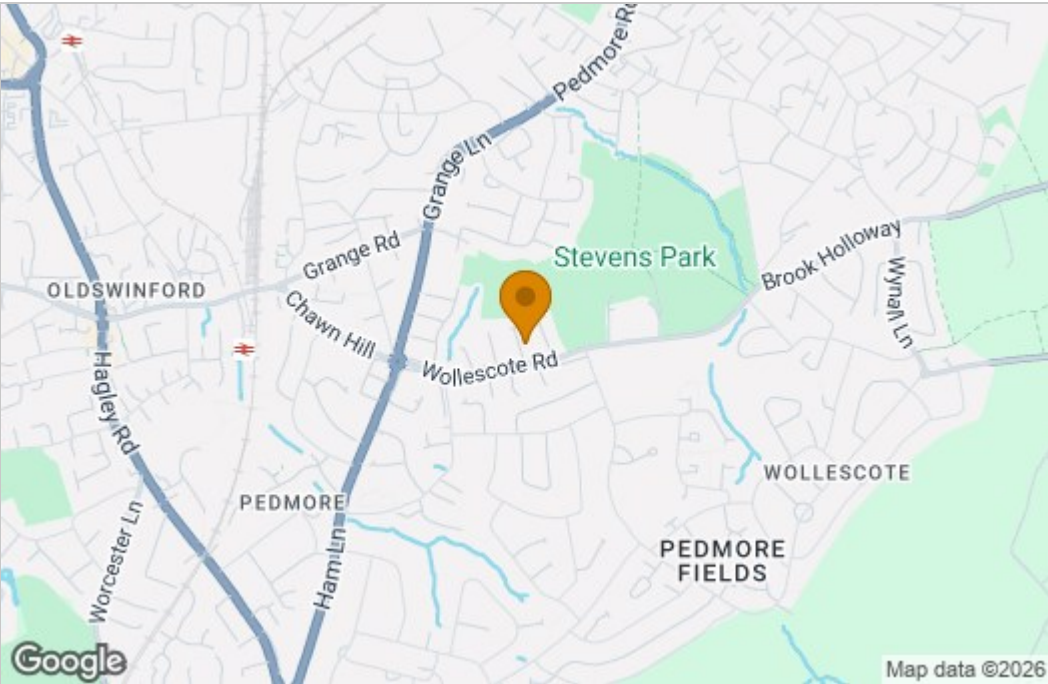
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

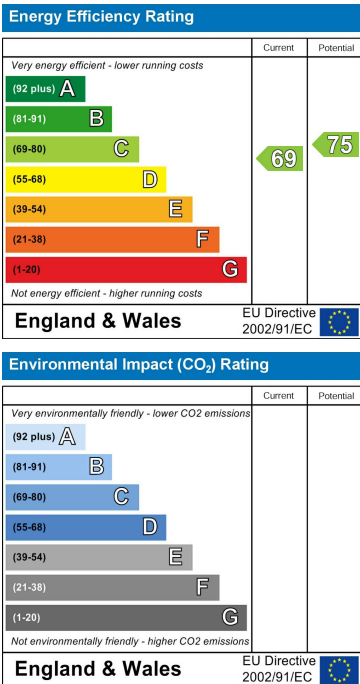
Floor Plan



Area Map



Energy Efficiency Graph



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