



**RE/MAX**  
Prime Estates



**13 Stewkins, Stourbridge, DY8 4YW**  
**Asking price £260,000**

This delightful mid-terrace house offers a perfect blend of space and comfort, ideal for families or those seeking a serene retreat. Spanning an impressive 1,806 square feet, the property boasts four well-proportioned bedrooms, providing ample room for relaxation and personal space.

The ground floor features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential. Additionally, the property includes two modern bathrooms, catering to the needs of a busy household.

One of the standout features of this home is the convenient parking arrangement, with space for two vehicles, along with a garage located at the rear. This is a rare find in the area, offering both security and ease of access.

The property is offered with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer or looking to relocate, this home presents an excellent opportunity to settle in a desirable location.

With its blend of spacious living areas, practical amenities, and a prime location in Stourbridge, this mid-terrace house is a must-see for anyone seeking a new home. Do not miss the chance to make this wonderful property your own.

## Approach



With a half height wall to the front, paved area to the front and a gate offering access to the side

## Living Room 12'8" x 12'8" (3.88 x 3.87)



With a door leading from the front, a door to the lounge & stairs, gas fireplace with decorative surround and hearth, a double glazed window to the front and a central heating radiator

## Lounge 12'8" x 12'9" (3.87 x 3.91)



With a door leading from the living room, a door leading to the rear lobby & cellar, a feature fireplace with hearth, a double glazed window to the rear and a central heating radiator

## Rear Lobby 7'5" x 6'8" (2.27 x 2.05)



With a door leading from the lounge, a door to the kitchen, central heating boiler, a central heating radiator and a double glazed sliding patio door to the side

## Kitchen 9'11" x 10'3" (3.03 x 3.14)



With a door leading from the inner lobby, fitted with a range of wall and base units with worktops, integrated oven and hob with extractor above, stainless steel sink with mixer tap and drainer, a double glazed window to the side and a central heating radiator

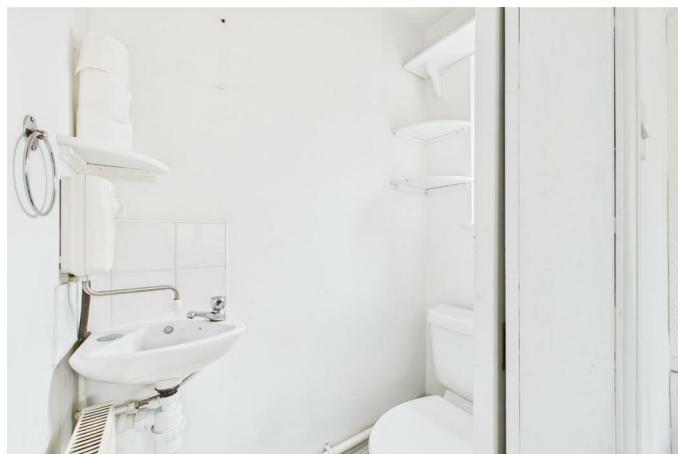
## Utility 6'3" x 4'10" (1.93 x 1.48)



With a door leading from the kitchen, a door leading

to the ground floor WC, laundry machinery outlet points with worktops and a double glazed window to the side

#### Ground Floor WC



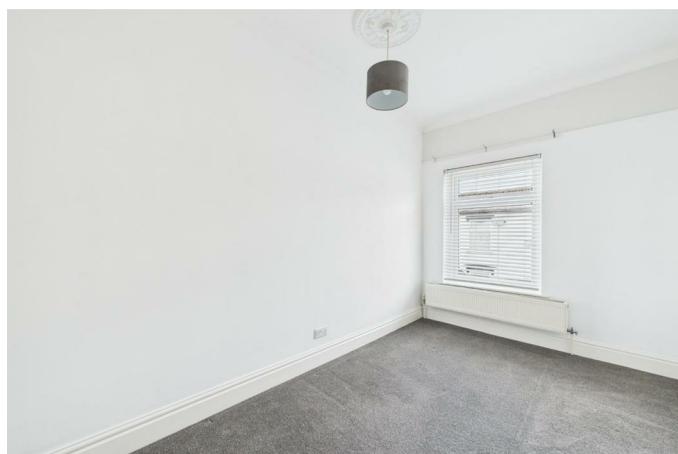
With a sliding door from the utility, WC, hand wash basin, a central heating radiator and a double glazed window to the rear

#### Landing



With stairs leading from the ground floor, doors to various rooms, stairs ascending to the upper floor accommodation and a central heating radiator

#### Bedroom 7'10" x 12'8" (2.41 x 3.88)



With a door leading from the landing, a double

glazed window to the front and a central heating radiator

#### Bedroom 7'10" x 12'8" (2.41 x 3.88)

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

#### Bedroom 7'9" x 9'3" (2.38 x 2.84)



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

#### Bathroom



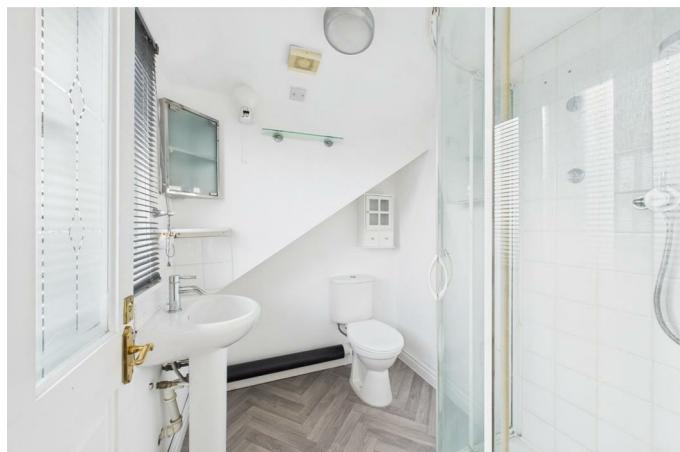
With a door leading from the landing, WC, hand wash basin, bath with shower over, a double glazed window to the rear and a central heating radiator

### Loft Room 11'5" x 15'10" (3.49 x 4.83)



With stairs ascending from the landing, built in store cupboards, a door leading to the en-suite shower room, double glazed windows to the front and rear and a central heating radiator

### En-Suite Shower Room



With a door leading from the loft room, WC, hand wash basin, corner shower cubicle, a double glazed window to the rear and a central heating radiator

### Cellar 12'10" x 12'9" (3.92 x 3.91)



With stairs descending from the lounge, power outlets

### Garage 12'11" x 28'4" (3.95 x 8.66)



With an up-and-over style garage door to the rear, power outlets and lighting throughout, a window to the rear garden and a door offering access to the rear garden

### Garden



With a sliding door from the rear lobby, paved throughout with access to the garage and a side access gate

### 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 £60 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:**

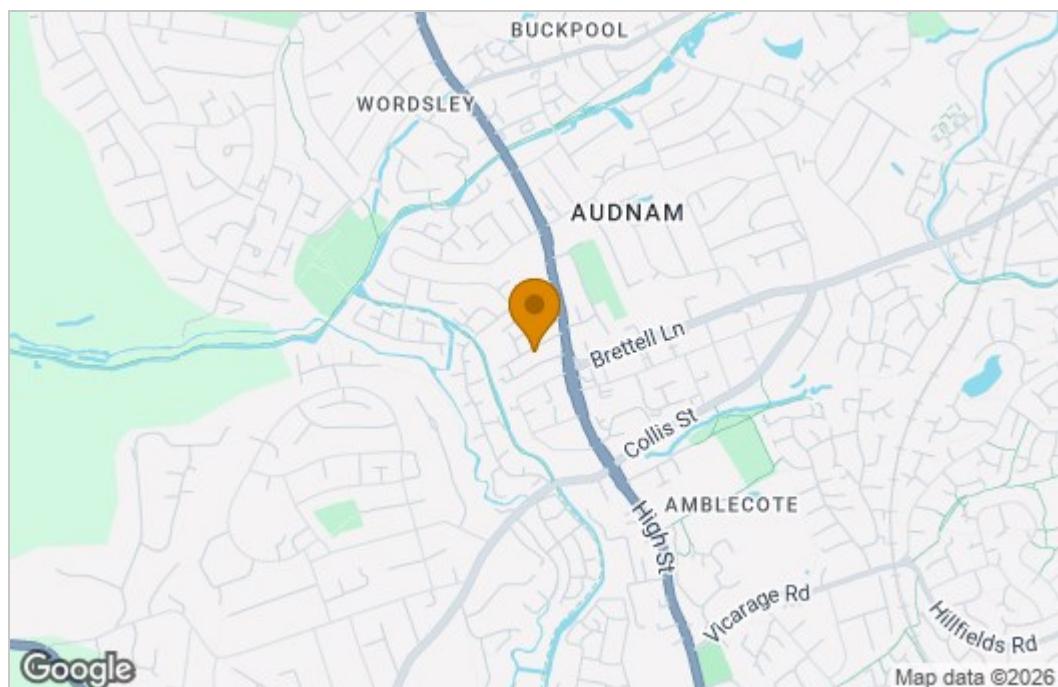
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

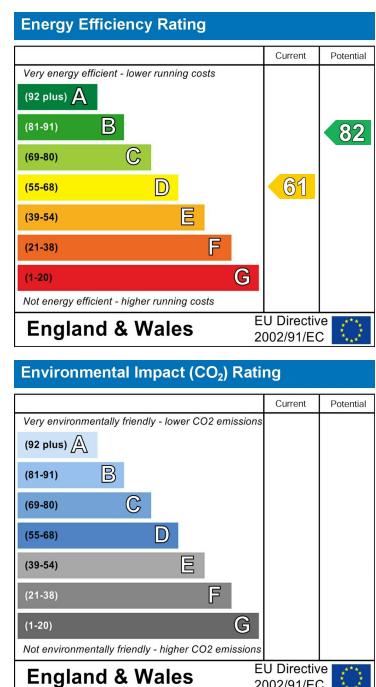
## Floor Plan



## Area Map



## Energy Efficiency Graph



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