



RE/MAX
Prime Estates



38 Witton Street, Stourbridge, DY8 3YE **Offers in excess of £390,000**

Situated within the heart of Stourbridge's highly regarded Old Quarter, this beautifully presented period family home on Witton Street offers a rare combination of traditional character and thoughtfully refined modern living.

From the outset, the property displays strong kerb appeal, with handsome red brick elevations, a bay-fronted façade and a distinctive entrance door, setting the tone for the quality and attention to detail found throughout. The interior provides well-balanced accommodation, where period features and contemporary finishes sit comfortably together. Light-filled reception spaces create a warm and inviting atmosphere, enhanced by original fireplaces and carefully considered décor.

The layout has been arranged to suit modern family life, offering flexible living and entertaining space while retaining the charm expected from a home of this era.

To the rear, the property enjoys a surprisingly generous and mature garden, arranged across a combination of patio, pathways and lawn. This private outdoor space offers a peaceful setting for both relaxation and entertaining, and is a standout feature for a home within this historic part of Stourbridge.

Approach



With a dropped kerb offering vehicle access to paved space, gate to the side and steps leading to a traditional style timber door 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 13'5" x 10'5" (4.10 x 3.20)



With a door leading from the entrance hall, log burning stove set into feature fireplace with stone hearth and sleeper style mantel, built in alcove storage with shelves, a double glazed sash bay window to the front with fitted shutters and a central heating radiator

Dining Room 12'0" x 13'6" (3.66 x 4.12)



With a door leading from the entrance hall, a door to the kitchen, under-stairs storage cupboard, feature fireplace with decorative surround and hearth, double glazed patio doors to the rear and a central heating radiator

Kitchen 22'10" x 7'3" (6.97 x 2.23)



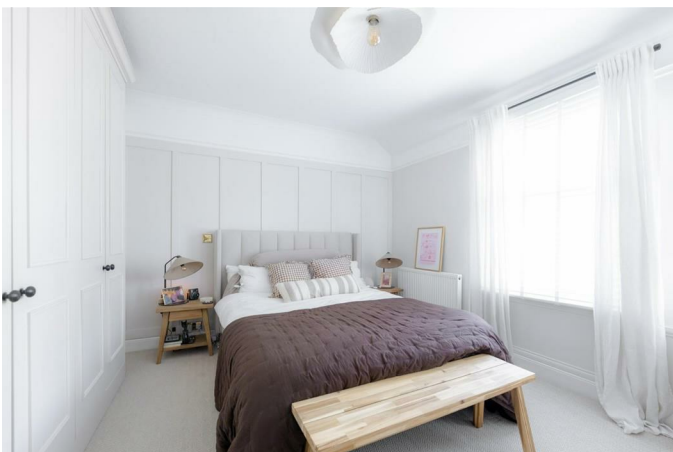
With a door leading from the dining room to a lobby area with doors to the garden, step up to the kitchen which is fitted with a range of wall and base units with solid wood worktops, integrated oven & hob with stainless steel extractor above, porcelain Belfast sink with mixer tap, space for laundry appliances, double glazed windows to the rear and side and a designer central heating radiator

Landing



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

Bedroom 11'10" x 13'4" (3.62 x 4.08)



With a door leading from the landing, fitted

wardrobes, feature decorative fireplace, sash-style windows to the rear and a central heating radiator

Bedroom 8'9" x 7'11" (2.67 x 2.43)



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

Loft Bedroom 16'6" x 16'10" (5.05 x 5.15)



With a fire-door leading to stairs ascending from the landing, double glazed skylight windows to the front and rear and a central heating radiator

Family Bathroom 8'10" x 7'6" (2.70 x 2.31)



With a door leading from the landing, WC, hand wash basin set into vanity unit, walk-in shower

cubicle with full height tile surround, freestanding bath with wall mounted mixer tap, a double glazed window to the front and a central heating radiator

Garden



With doors leading from the dining room and lobby area of the kitchen, patio to the front with steps to further patio area, lawn beyond and a gate offering side access to the front

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:

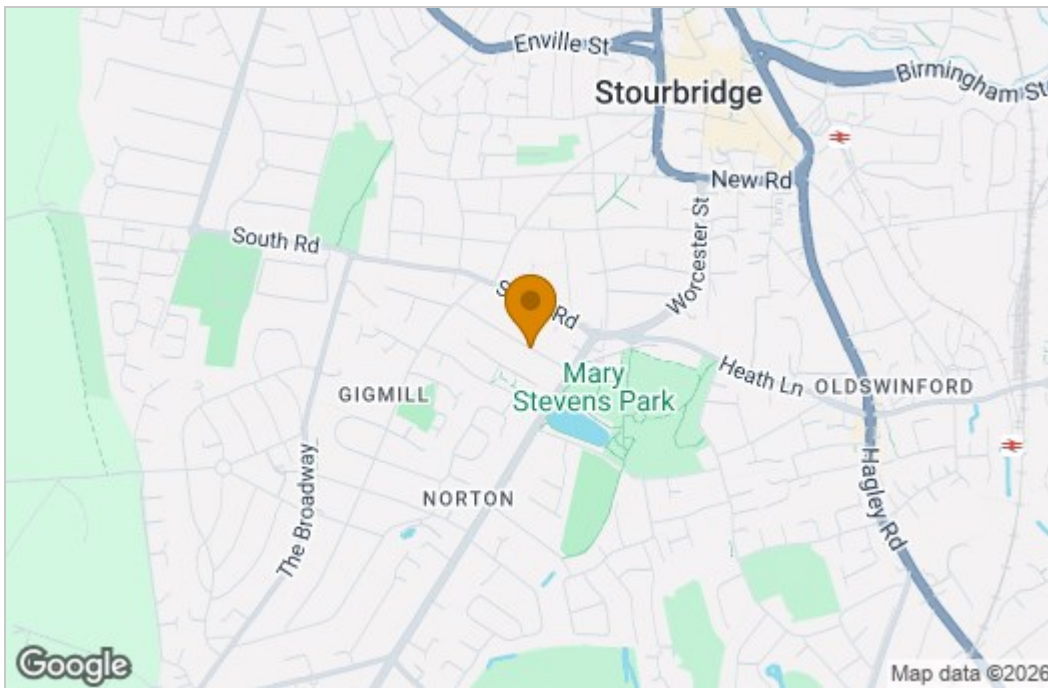
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

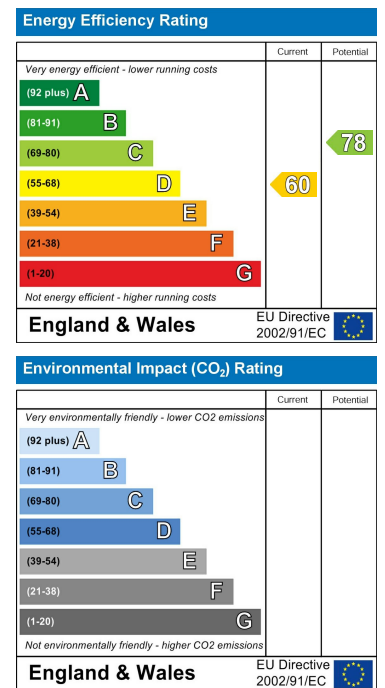
Floor Plan



Area Map



Energy Efficiency Graph



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