



**RE/MAX**  
Prime Estates



**106 High Street, Stourbridge, DY8 4NY**  
**Offers in excess of £425,000**

This beautifully presented and thoughtfully arranged bungalow occupies a generous plot and offers a rare combination of privacy, space and high-quality accommodation. Accessed via a gated driveway providing off-road parking and leading to a detached garage, the property immediately conveys a sense of seclusion and exclusivity.

Internally, the accommodation is well balanced and finished to a high standard throughout. A welcoming hallway leads to a modern fitted kitchen, complete with sleek cabinetry and integrated appliances, while the main living room provides a bright and inviting space featuring a focal fireplace and French doors opening directly onto a raised terrace. This creates a seamless connection between the interior and the beautifully landscaped gardens beyond.

The property enjoys a truly exceptional and beautifully landscaped garden, occupying a generous and clearly defined plot (as illustrated by the aerial imagery). Thoughtfully designed and meticulously maintained, the garden is arranged across multiple levels and zones, creating a series of distinct yet connected outdoor spaces.

Immediately to the rear of the property is an elevated terrace, ideal for outdoor dining and entertaining, formal paved and gravelled areas framed by well-stocked borders and mature planting. Meandering pathways guide through the garden, opening into a variety of secluded seating areas, each offering a different outlook and atmosphere.

## Approach



With wrought iron gates set behind a dropped kerb offering access to a tarmacadam drive (approx. 20m in length), access to double garage, shrub borders beyond with stepped access to the front door

## Entrance hall



With a door leading from the front, doors to various rooms, storage cupboard (with central heating radiator), pull-down stepladder access to the (boarded) loft and a central heating radiator

## Kitchen 12'2" x 12'1" (3.72 x 3.70)



With an opening from the entrance hall, a range of wall and base units with 12mm 'Hi-Macs' worktops, integrated appliances including fridge-freezer, oven and hob with extractor above, undermounted sink with filtered mixer tap and draining grooves, a door leading to the side access, a double glazed window to the front and a central heating radiator

## Living Room 11'7" x 22'9" (3.54 x 6.94)



With a door leading from the entrance hall, wood burning stove with hearth, double glazed windows to the side, double glazed patio doors to the garden terrace and a central heating radiator

## Bedroom 9'2" x 12'7" (2.80 x 3.85)



With a door leading from the entrance hall, a door leading to the en-suite, built in wardrobe storage with sliding doors, double glazed patio doors to the garden terrace and a central heating radiator

## En-Suite



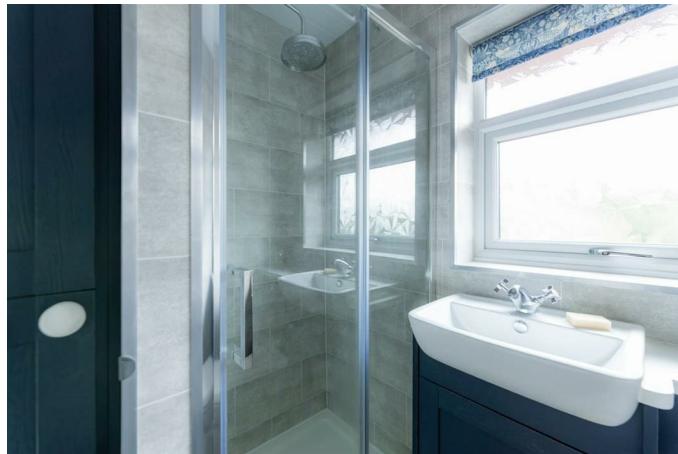
With a door leading from the bedroom, hot & cold 'Fountain' WC, hand wash basin, corner shower cubicle with glass screen, a double glazed window to the side and a central heating radiator

Bedroom 10'5" x 11'9" (3.19 x 3.59)



With a door leading from the entrance hall, a double glazed patio door to the side, a double glazed window to the front and a central heating radiator

#### Bathroom



With a door leading from the entrance hall, hot & cold 'Fountain' WC, hand wash basin, shower cubicle with glass screen, store cupboard with utility outlet points, a double glazed window to the side and a central heating radiator

#### Garden Terrace

With double glazed patio doors leading from the living room and principal bedroom, decorative concrete surround, fitted automatic sun awning with lighting bar

Garden Room 7'10" x 16'0" (2.41 x 4.88)



With a double glazed patio door leading from the garden, double glazed windows to the front, electrical supply and a wall mounted electric heater

#### Garden



One of the standout features of this bungalow is its deceptively large and exceptionally well-designed garden, set within a generous and clearly defined plot. Thoughtfully landscaped and arranged across multiple levels, the garden offers a series of distinct yet interconnected spaces, including an elegant raised terrace accessed directly from both the living room and principal bedroom, a beautifully arranged multi-level patio area, purpose built log-store and further paved seating areas ideal for entertaining. Mature planting, established hedging and specimen trees create a high degree of privacy throughout, while a contemporary and well-appointed garden room provides an excellent space for home working, hobbies similar.

#### Detached Double Garage 15'1" x 15'4" (4.61 x 4.68)

With a remote operated up-and-over style garage door to the front, a door to the side and power outlets throughout

#### Eco

The property benefits twelve 390 Watt black short frame photovoltaic panels with a 5.2 kwh battery system

## 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 (£60) per individual over the age of 18 is charged to cover the cost of these checks.

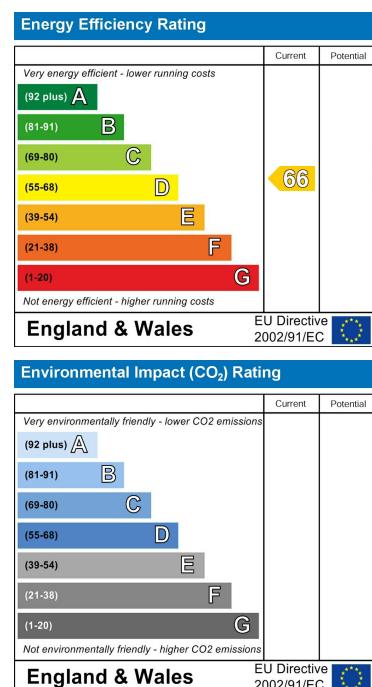
## Floor Plan



## Area Map



## Energy Efficiency Graph



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