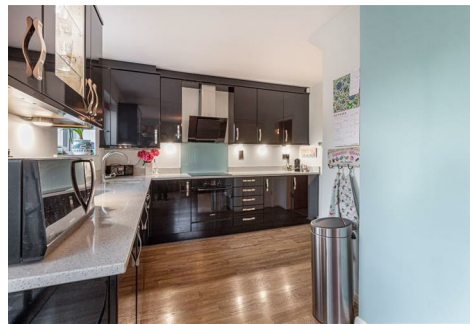




RE/MAX
Prime Estates



3 Heath Street, Stourbridge, DY8 1SQ
Offers in excess of £525,000

This beautifully presented extended five bedroom detached family home, situated on a generous corner plot overlooking Greenfield Gardens briefly comprises to the ground floor; entrance hall, spacious lounge with French doors to patio, wrap around modern fitted kitchen dining room offering versatile options, WC and a conservatory with under floor heating and doors to the patio.

To the first floor, landing, five bedrooms, bedrooms three and four with the option of "Jack & Jill" ensuite bathroom and a modern fitted family bathroom with bath and shower.

Enjoying a favourable position within the old quarter the property further benefits from having off road parking for multiple cars, a low maintenance rear garden with artificial lawn and separate garden room and from also being situated close to popular local amenities and schools.

To The Front Of The Property

To the front of the property there is a block paved effect driveway with chipping stone borders, small brick built wall with iron gates, shrub borders, gates providing access to side of the property and also street and a UPVC double glazed door providing access to the entrance hall.

Entrance Hall

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

Lounge / Dining Room 28'0" x 11'1" max (8.55 x 3.40 max)



With a door leading from the entrance hall, gas fire place with decorative surround, triple glazed bay window to front, triple glazed window to side, opening through to further dining space, French doors to rear leading to the garden and two central heating radiators.

Kitchen Dining Family Room 23'9" x 19'8" (7.25 x 6.01)



With doors leading from the entrance hall, laminate flooring throughout, fitted with a range of wall and base units with quartz worktops and modern upstands, electric induction hob with extractor hood, electric oven, one and a half sink and drainer, integrated dishwasher and washing machine, cupboard housing combination boiler, doors leading

to understairs storage and conservatory, triple glazed windows to rear and side, triple glazed bay window to front and central heating radiators.

Conservatory 11'0" x 6'5" (3.37 x 1.98)



With doors leading from the kitchen dining family room, tiled flooring with underfloor heating, double glazed windows to side and rear and double glazed French doors leading to the patio.

WC



With a door leading from the entrance hall, WC, wash hand basin with tiled splash back, triple glazed window to front and a central heating radiator.

Landing

With stairs leading from the entrance hall, doors leading to various rooms and access to the loft.

Bedroom One 14'3" x 11'1" (4.36 x 3.40)



With a door leading from the landing, triple glazed windows to front and side and a central heating radiator.

Bedroom Two 12'1" x 9'6" max (3.70 x 2.92 max)



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

Bedroom Three 9'3" x 8'11" (2.84 x 2.74)



With a door leading from the landing, triple glazed windows to front and side, door leading to the en suite and a central heating radiator.

En Suite



With a door leading from bedroom three, wash hand basin set into vanity unit with storage cupboards, WC, shower cubicle, extractor fan, triple glazed window to side, potential access into bedroom four and a heated towel rail.

Bedroom Four 10'2" x 8'4" max (3.12 x 2.56 max)



With a door leading from the landing, triple glazed windows to rear and side, potential door leading to en suite and a central heating radiator.

Bedroom Five 9'8" x 6'10" (2.97 x 2.10)



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

Bathroom



With a door leading from the landing, tiled flooring and partly tiled walls, WC, wash hand basin set into vanity unit with splash back, separate bath, shower cubicle, extractor fan, triple glazed window to rear and a chrome heated towel rail.

Garden



With doors leading from the conservatory and lounge, block paved patio surround, pathway to the side with a gate to the driveway, separate bin store, artificial lawn to rear with shrub borders, door leading to detached garden room with power supply and a further storage space to the adjacent side of the property.

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 £36 including VAT per person will be applicable for this service.

Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

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.

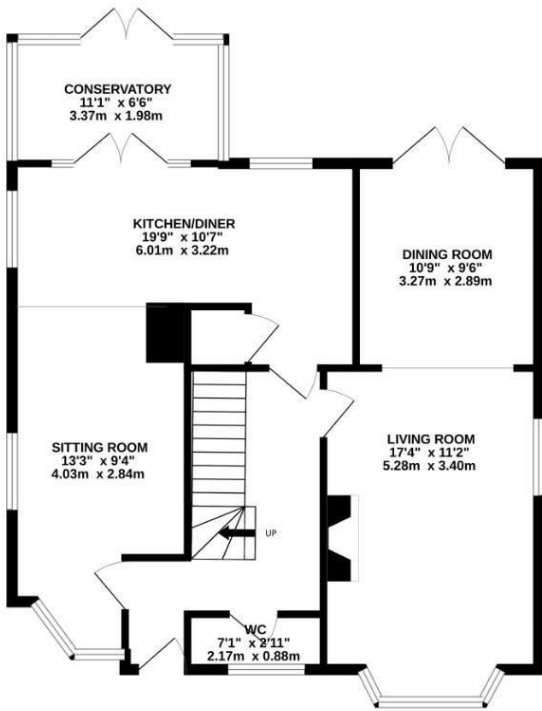
Financial Services Referrals:

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.

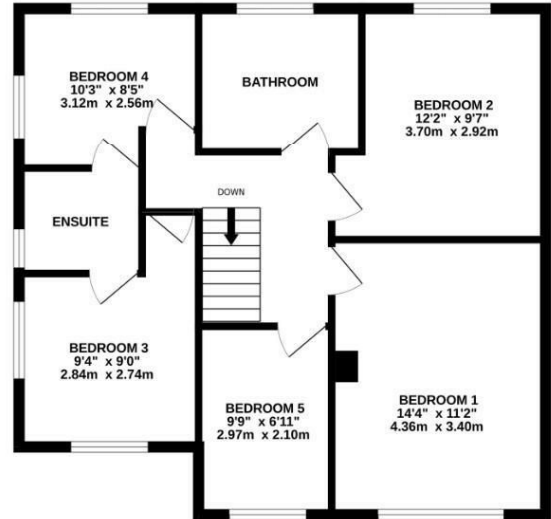
We are happy to provide further details on referral arrangements upon request.

Floor Plan

GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



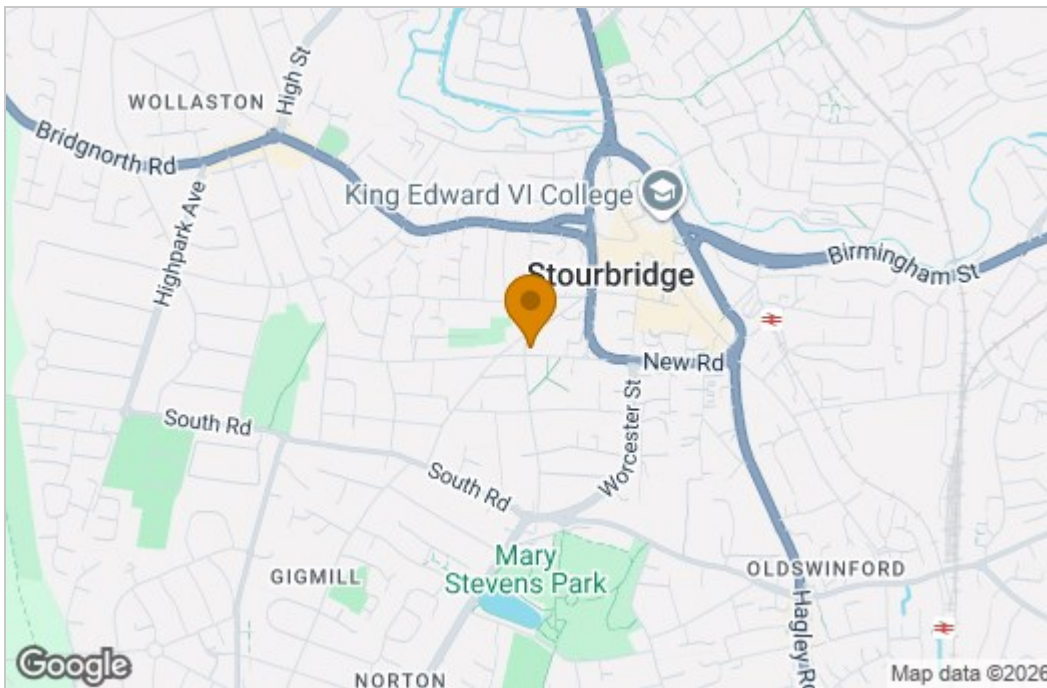
1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



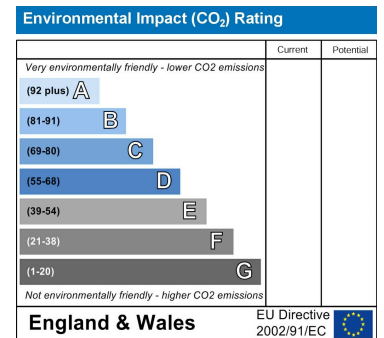
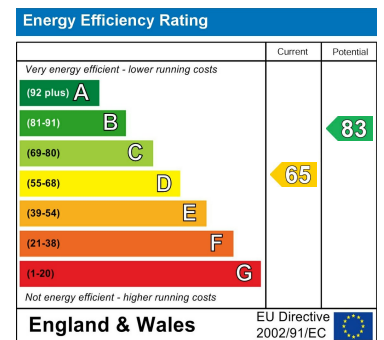
TOTAL FLOOR AREA : 1484 sq.ft. (137.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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