



**RE/MAX**  
Prime Estates



**170 Collis Street, Stourbridge, DY8 4EG**  
**Asking price £318,450**

Don't miss out on this incredible opportunity to own a stunning property full of character!

This charming detached family home has been expertly renovated both inside and out, creating a unique and inviting space for you and your family to enjoy. As you approach the property, you'll be welcomed by a beautiful gravel driveway leading to a spacious entrance hall. Inside, the lounge and immaculate kitchen/dining room provide the perfect setting for hosting dinner parties and gatherings with loved ones.

Upstairs, the two double bedrooms, smaller single bedroom and exceptional family bathroom offer ample space for relaxation and rest.

Outside, a generous, detached utility room and peaceful garden provide a serene escape from the hustle and bustle of daily life. You don't want to miss the chance to view this amazing property in person - book your viewing today to fully appreciate all it has to offer!

## Front

The front of the property features a driveway surfaced with stone chips, which offers space for multiple vehicles to be parked off the road.

## Entrance Hall



The entrance hall is both spacious and charming, granting access to all ground floor rooms, stairs leading to the first floor, a central heating radiator, and a stained glass window located at the front of the property.

## Lounge 11'6" x 11'3" (3.51 x 3.45)



The lounge boasts a double glazed bay window at the front, featuring single glazed stained glass, providing an abundance of natural light. It also includes an open fireplace and a central heating radiator for comfort.

## Kitchen / Diner 17'1" x 11'3" (5.21m x 3.43m)



This contemporary kitchen diner is equipped with a range of wall and base units, as well as an integrated dishwasher, inset sink, and a spacious

island with an induction hob and overhead extractor. The integrated electric oven provides further convenience for meal preparation. Ample storage space is provided by the large fitted cupboards running the length of the room. The kitchen diner is further enhanced by French doors leading to the rear garden and a floor-to-ceiling double glazed window, allowing an abundance of natural light to flood the room. Spotlights and a central heating radiator complete this impressive space.

## Cloakroom

This ground floor cloakroom features a practical wash hand basin vanity and a W.C, providing essential amenities for guests. A central heating radiator offers warmth and comfort, while a spot light ensures ample lighting. The glazed window to the side allows natural light to brighten the space and adds to its welcoming ambiance.

## Landing

This first-floor landing is a luminous and spacious area that provides access to all rooms on this level. It boasts an open and inviting atmosphere that creates a welcoming impression. A glazed window to the side illuminates the space with natural light, further enhancing the bright and airy feel.

## Bedroom 1 11'10" x 11'6" (3.63m x 3.51m)



This bedroom is located at the front of the property and benefits from double glazing, which provides insulation and noise reduction. A central heating radiator ensures a comfortable temperature, adding to the cosy ambiance of the room.

### Bedroom 2 11'3" x 10'0" (3.43m x 3.07m )



This bedroom is located at the rear of the property and benefits from double glazing, which provides insulation and noise reduction. A central heating radiator ensures a comfortable temperature, adding to the cosy ambiance of the room.

### Family Bathroom



This beautifully appointed bathroom boasts a range of high-quality features, including a walk-in shower, a luxurious freestanding double-ended oval bath, a wash hand basin, and a W.C. A chrome heated towel rail ensures warm towels are always at hand, while the tiled flooring provides a clean and modern look. Spotlights and wall-mounted side lights illuminate the space with a warm and welcoming glow. The bathroom also benefits from a double glazed window to the rear.

### Bedroom 3 6'7" x 6'5" (2.01m x 1.98m)



This compact bedroom features a double glazed window to the front, which brings natural light into the space and offers insulation from external noise.

A central heating radiator ensures a comfortable temperature, creating a cosy and inviting atmosphere. The room is perfectly suitable for use as a home office, providing ample space for a work desk and storage while maintaining a comfortable and functional environment.

### Utility 10'0" x 4'9" (3.07m x 1.45m)



This outbuilding is a valuable addition to the property and serves as a convenient utility room. It includes an inset stainless steel sink, plumbing for a washing machine, and a fitted shelving unit for storage. A central heating radiator ensures a comfortable temperature, making it a functional space all year round. The room is finished with tiled flooring, which provides durability and is easy to maintain. A Velux-style skylight brings natural light into the room, creating a bright and airy atmosphere.

### Rear Garden



This tranquil rear garden provides a private oasis, perfect for relaxing and unwinding. A spacious slabbed patio area is the ideal spot for summer gatherings with friends and family. Steps lead up to a generous lawn area, which is bordered by mature shrubs, creating a natural and peaceful setting. There is an additional seating area for further enjoyment of the space. A side passage provides convenient access to the front of the property, making it easy to come and go as needed.

### Locality

Amblecote is a vibrant location that benefits from a wide range of local shops, supermarkets, and amenities, making it a convenient place to call home. The area also benefits from excellent public transport links to Stourbridge town centre and beyond, providing easy access to nearby areas. Stourbridge town centre is known for its variety of shops, bars, and restaurants, offering plenty of choice for entertainment and leisure. The area is

well connected by train and bus links, making commuting a breeze. Additionally, there are excellent road networks that provide easy access to nearby towns and cities, including Halesowen, Dudley, Birmingham, and Wolverhampton. Amblecote has several outstanding schools, both primary and secondary nearby, as well as highly regarded colleges.

#### Tenure

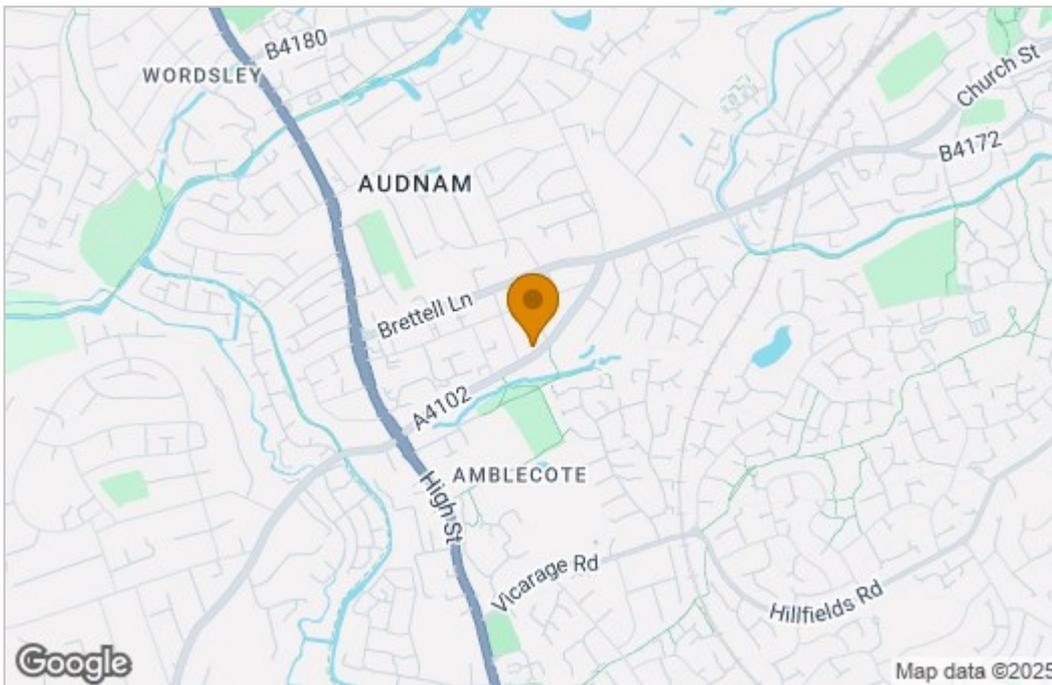
The property's tenure is referenced based on the information given by the seller. As per the seller's advice, the property is freehold. However, we suggest that buyers seek confirmation of the property's tenure through their solicitor.

# Floor Plan

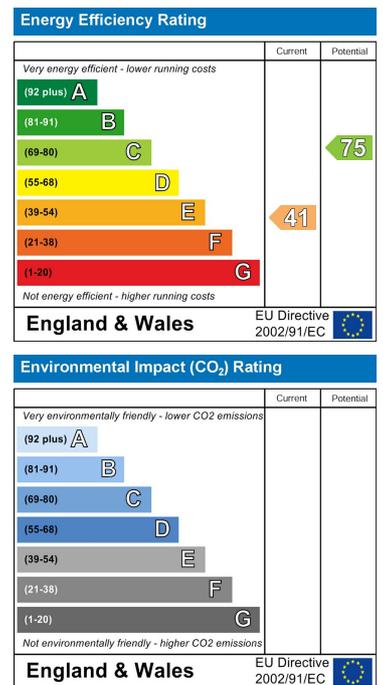


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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