



RE/MAX
Prime Estates



31 Hob Green Road, Stourbridge, DY9 9EX
Guide price £185,000

RE/MAX Prime Estates are thrilled to present to you this fantastic two bedroom end terrace home situated in the sought-after Hob Green Road, Stourbridge.

This property boasts plenty of potential and is being offered to the market with no upward chain. In need of modernisation throughout, the property offers a great opportunity for any new homeowner to make it their own. The ground floor of the property briefly comprises of an entrance hall, open plan living/dining room and a fitted kitchen. A useful storage room can be found to the rear of the property. Upstairs, you will find two generously sized bedrooms, alongside the family bathroom.

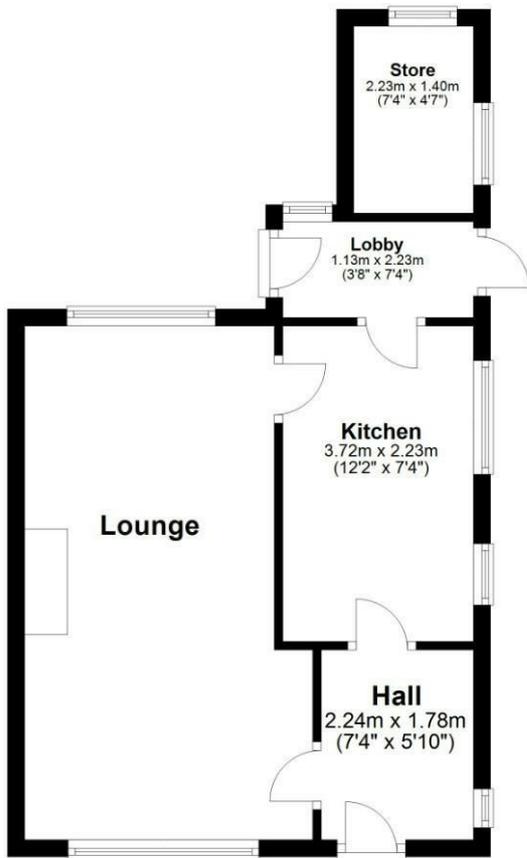
Conveniently located, this property is within easy reach of local amenities, such as Hob Green Primary School and excellent transport links. We highly recommend an early viewing of this property to avoid disappointment.

Don't miss out on the opportunity to make this property your dream home - contact RE/MAX Prime Estates today to arrange a viewing.

Floor Plan

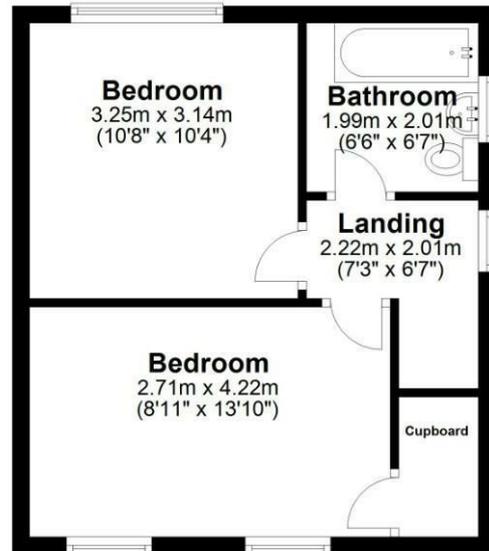
Ground Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.5 sq. feet)



Total area: approx. 69.6 sq. metres (749.5 sq. feet)

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 51 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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