



**RE/MAX**  
Prime Estates



**27 Lyndhurst Drive, Stourbridge, DY8 5YQ**  
**£220,000**

This impressive and spacious semi-detached house has been substantially extended and is situated in a highly desirable location that is convenient for schools and local amenities. The well-appointed layout has been thoughtfully improved to create a generous and versatile living space that is perfect for families and entertaining. The entrance hall leads to a large open plan lounge with a cosy wood burner, which flows seamlessly into a spacious kitchen extension that is fitted with wall and floor mounted cupboards. There is a separate second sitting room with a walk-in bay window that provides an additional living space. The property boasts two double bedrooms and a beautifully refitted bathroom.

Other features include gas central heating and UPVC double glazing. To the rear of the property is a good-sized, sunny garden that provides a perfect place to relax and unwind. The full-width driveway provides ample off-street parking. This is a must-see property in the Wordsley area with an EPC rating of D. Contact our Stourbridge office today to arrange a viewing!

#### Kitchen 11'5" x 10'10" (3.50m x 3.32m)

Modern fitted kitchen with a variety of wall and floor mounted cupboards, double glazed window to rear and UPVC double glazed door to side

#### Dining Room 13'11" x 12'4" (4.26m x 3.78m)

With open plan access to kitchen, double glazed window to side elevation, log burning stove and central heating radiator

#### Lounge 12'4" x 12'2" (3.78m x 3.71m)

With double glazed window to front, log burning stove and central heating radiator

#### Bedroom 1 12'4" x 11'10" (3.76m x 3.63m)

With double glazed window to front, central heating radiator

#### Bedroom 2 12'4" x 9'5" (3.76m x 2.89m)

With double glazed window to rear, central heating radiator

#### Bathroom 7'1" x 7'1" (2.18m x 2.16m)

With double glazed window to side, shower over bath, WC, central heating radiator and hand wash basin

#### 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.

#### Money Laundering Regulation

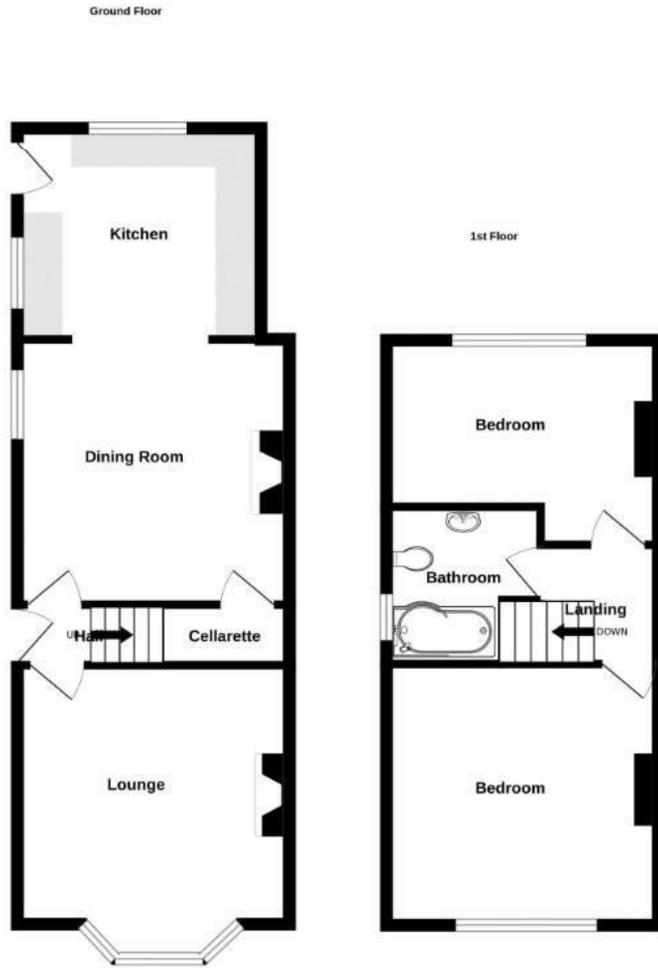
At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers 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.

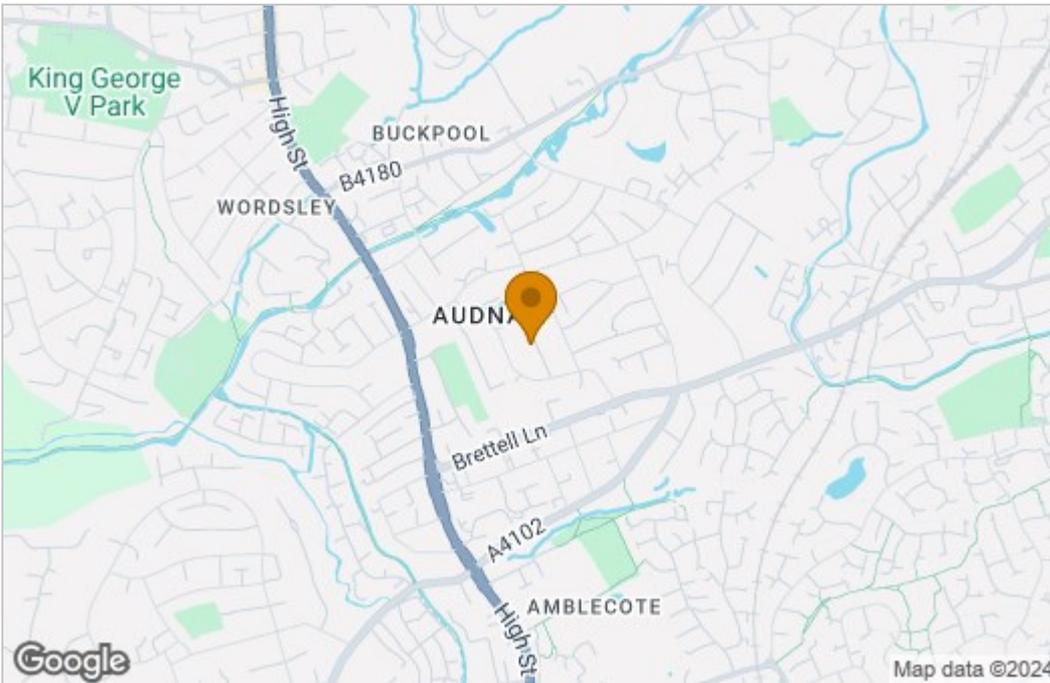
Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

# Floor Plan

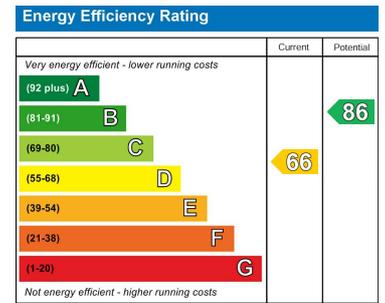


Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mirograph 13/2023

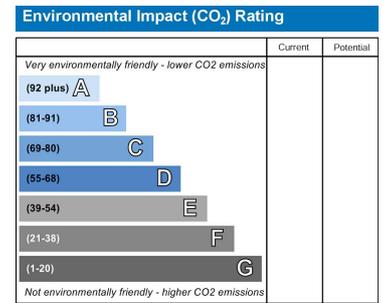
# Area Map



# Energy Efficiency Graph



England & Wales EU Directive 2002/91/EC



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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.