



**RE/MAX**  
Prime Estates



**32 Gregory Road, Stourbridge, DY8 3NF**  
**Asking price £310,000**

This charming three-bedroom semi-detached property located in the sought-after area of Wollaston boasts plenty of potential and is perfect for those looking to put their own stamp on a home.

The property is located in a popular cul-de-sac, within close proximity to local amenities, schools, and transport links, making it the perfect home for families or those looking to commute to nearby cities such as Birmingham or Wolverhampton.

This property is in need of modernisation throughout, and is offered with no upward chain

Contact RE/MAX Prime Estates to arrange your viewing appointment today!

## Approach



With dropped kerb leading to 'P' shape driveway, mature garden and access to tandem garage

## Entrance Hall



With UPVC double glazed door leading from the entry porch, stairway access to first floor accommodation, storage cupboard, under stairs storage facility, access to both reception rooms, kitchen and garage

## Lounge 14'2" x 11'9" (4.32 x 3.60)



With double glazed window to front and central heating radiator

## Diner 12'8" x 10'9" (3.88 x 3.29)



With double glazed sliding patio doors to rear garden and central heating radiator

## Kitchen 14'11" x 7'10" (4.55 x 2.41)



With a range of wall and floor mounted units, central heating radiator and windows to rear and side elevation

Tandem Garage 31'0" x 8'6" (9.46 x 2.6)



With vehicle access to driveway and access to rear garden

Garden



With a range of plants, large lawn area and outdoor W/C with storage buildings

Landing



With double glazed window to side elevation, access to boarded loft, three bedrooms and family bathroom

Bedroom One 14'2" x 10'8" (4.32 x 3.26)



With double glazed window to front, built in wardrobe storage and central heating radiator

Bedroom Two 12'8" x 10'8" (3.88 x 3.26)



With double glazed window to rear, built in wardrobe storage and central heating radiator

Bedroom Three 8'9" x 7'8" (2.68 x 2.36)



With double glazed window to rear, central heating radiator and built in wardrobe storage

### Bathroom 7'8" x 6'9" (2.35 x 2.06)



With obscured double glazed window to front, W/C, shower over bath, hand wash basin, storage cupboard and Worcester Bosch combination boiler

### Tenure

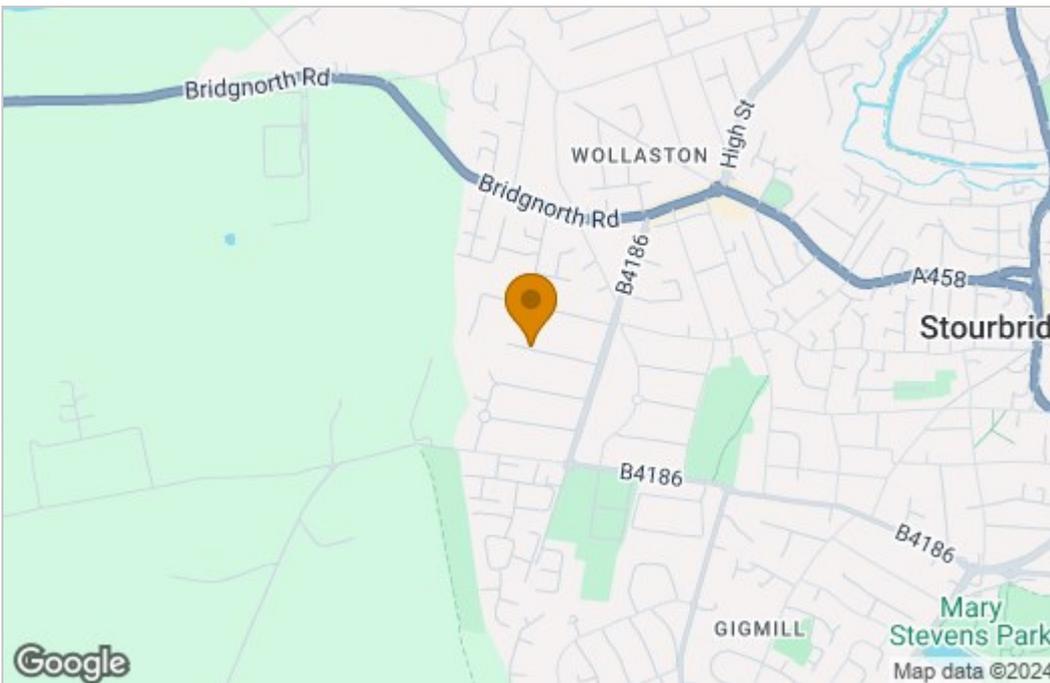
The property's tenure is referenced based on the information given by the seller. As per the seller's advice, the property is freehold. However, we suggest that buyers seek confirmation of the property's tenure through their solicitor.

# Floor Plan

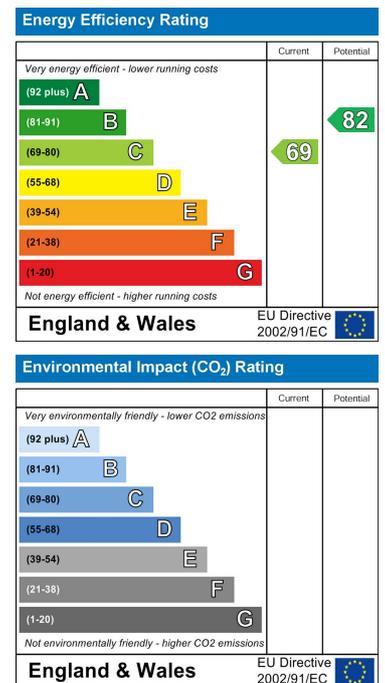


TOTAL FLOOR AREA: 1312 sq.ft. (121.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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