



RE/MAX
Prime Estates



53 Westwood Avenue, Stourbridge, DY8 3EQ
£315,000

- LARGE GARAGE - THREE DOUBLE BEDROOMS - LARGE DRIVEWAY - THREE RECEPTION ROOMS -

Presenting an exceptional 3-bedroom semi-detached house on the prestigious Westwood Avenue in Stourbridge. This property offers a unique blend of space, comfort, and convenient location, making it a superb choice for families.

Nestled back from the road, the residence boasts an extensive driveway that accommodates multiple vehicles, ensuring ample parking space for residents and guests alike.

Upon entering, you're greeted by a thoughtfully designed interior. The ground floor features an office and a cloakroom, providing functional spaces for work and convenience. Three reception rooms, including a conservatory, offer versatile areas for relaxation, entertainment, and dining.

This property caters to spacious living with its three double bedrooms, ensuring ample room for family members or guests. The abundance of space extends to the outdoors as well, where you'll find a private garden that's perfect for enjoying outdoor activities and al fresco dining.

Approach



Set back from the road, with tarmac driveway for multiple vehicles to the left hand side, grassed area to front with footpath to right hand side

Porch

With double glazed UPVC door leading from the front garden

Entrance Hall



With stairway access to first floor, doorway access to ground floor accommodation and central heating radiator

Lounge 14'11" x 12'0" (4.57 x 3.66)



With solid fuel burning stove and decorative

surround, double glazed sliding patio doors to rear, central heating radiator

Conservatory



With double glazed windows throughout, double opening patio doors to rear garden

Office

With double glazed window to rear, central heating radiator

Ground Floor Cloakroom



With double glazed window to side, W.C, hand wash basin with mixer tap

Kitchen 12'11" x 9'7" (3.96 x 2.94)



With double glazed window to side, a range of wall

and floor mounted cupboards, sink with mixer tap and utility outlet points

Dining Room 9'6" x 8'3" (2.92 x 2.54)



Open plan with kitchen, with central heating radiator and double glazed window to front

Landing

With doorway access to all first floor accommodation

Bedroom One 12'2" x 12'0" (3.73 x 3.66)



With double glazed window to rear, central heating radiator

Bedroom Two 12'2" x 8'11" (3.73 x 2.74)



With double glazed window to front, central heating radiator

Bedroom Three 10'0" x 8'9" (3.05 x 2.67)

With double glazed window to rear, central heating radiator

Bathroom



With double glazed window to front, central heating radiator, W/C, hand wash basin and bathtub with shower over

Garden



With patio area to front, access to detached garage, gravelled area with additional lawn area to rear

Garage

Spacious garage with up-and-over style garage door

Tenure- Freehold

Money Laundering Regulation

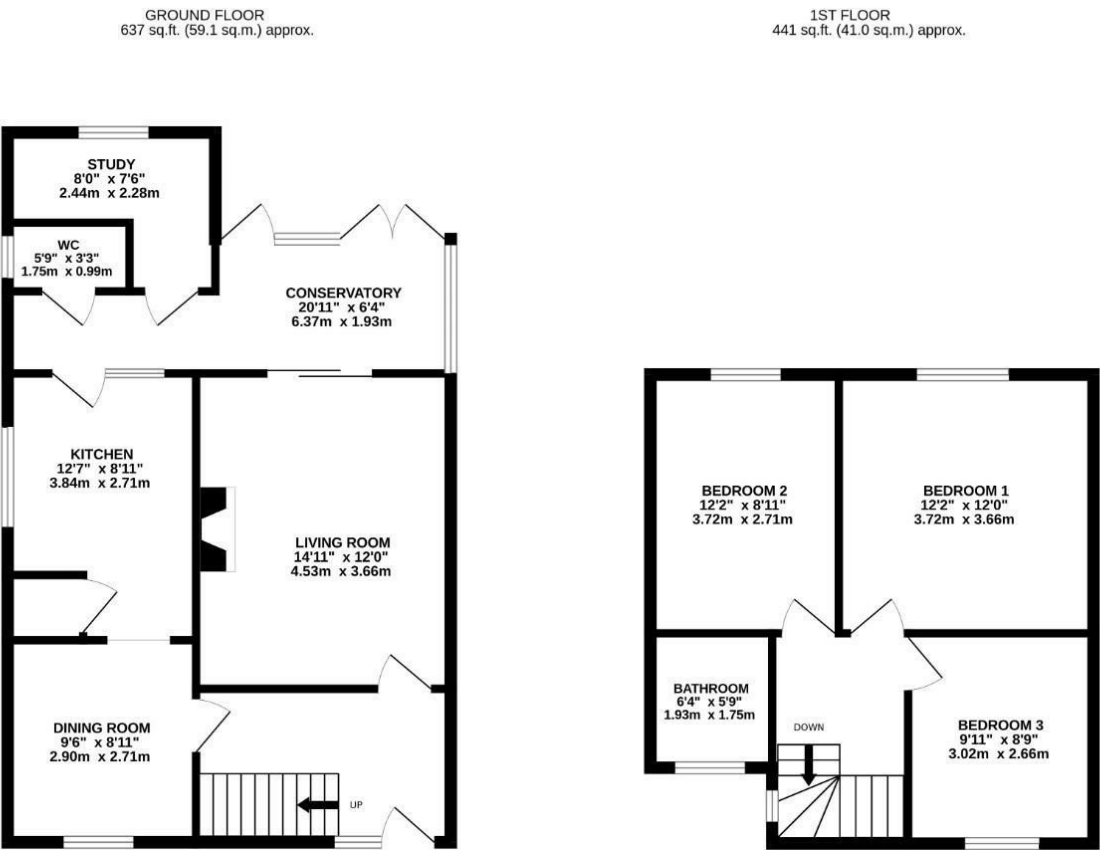
At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers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

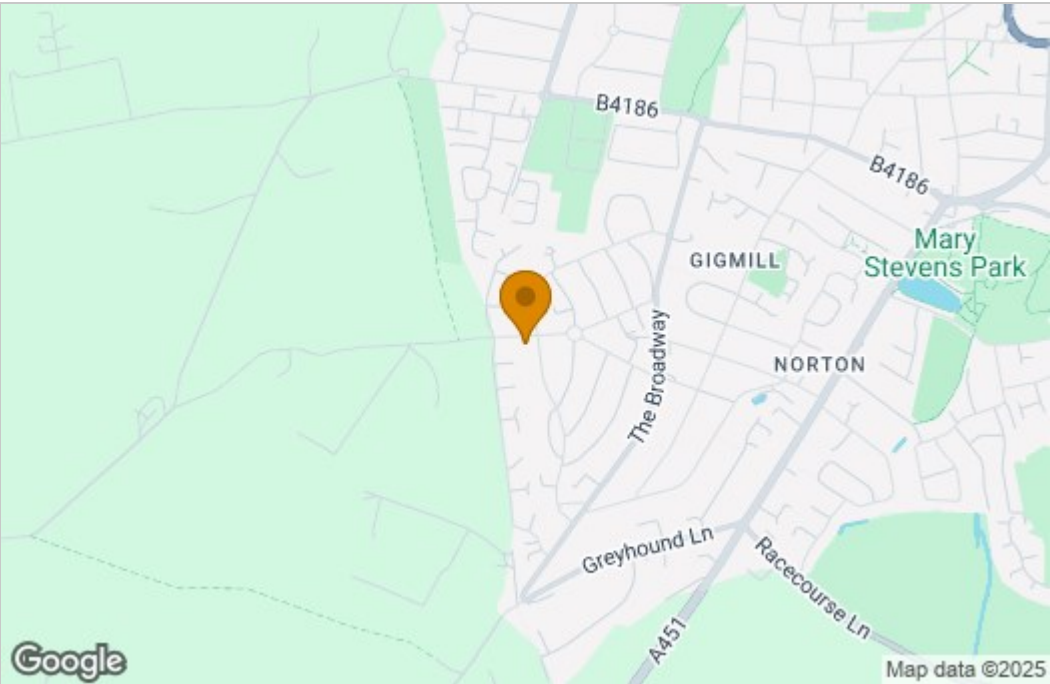


TOTAL FLOOR AREA : 1078 sq.ft. (100.1 sq.m.) approx.

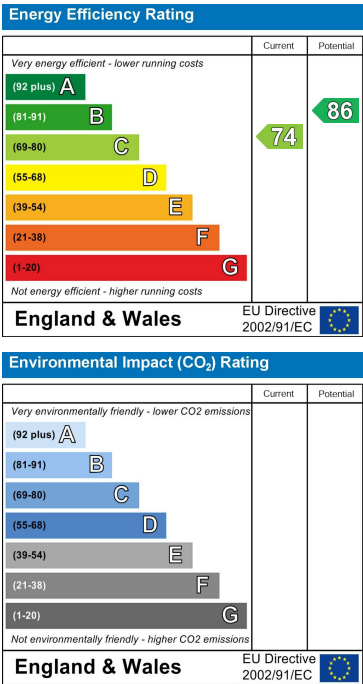
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2023

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.