



RE/MAX
Prime Estates



51 Meriden Avenue, Stourbridge, DY8 4QR
Offers in excess of £425,000

- OFFERED WITH NO UPWARD CHAIN - THREE DOUBLE BEDROOMS WITH MASTER SUITE TO THE FIRST FLOOR - PRIVATE GARDEN - DOUBLE GARAGE - EXTENSION POTENTIAL SUBJECT TO PLANNING PERMISSION -

Presenting an exceptional 3-bedroom home Meriden Avenue, Wollaston. This detached property stands as a testament to fine living, offering an array of remarkable features that create an extraordinary living environment.

Outside, you'll find a double garage, conservatory, and a tiered landscaped rear garden. The interior continues to impress with a dormer master bedroom featuring an en-suite, a walk-in wardrobe, and breathtaking panoramic views stretching across Stourbridge and The Clent Hills.

The garden itself is thoughtfully designed to include a two ponds with water feature and a stream with a waterfall linking the two. At the garden's edge, a purpose-built garden building serves as a workshop and a separate shed, catering to various needs.

Approach



With access to double garage, a mature front garden with an array of plants and shrubs

Porch

With doorway access from front garden to entrance hall

Entrance Hall

With stairway access to master suite, central heating radiator and doorway access to ground floor accommodation, with under stair pantry

Lounge 14'7" x 13'9" (4.45 x 4.21)



With double glazed window to front, central heating radiator and fireplace with decorative surround

Kitchen 13'9" x 10'10" (4.21 x 3.32)



With double glazed window to rear, a variety of wall and floor mounted cupboards, oven and hob with extractor hood and sink with mixer tap

Utility Area

With access to garage and conservatory, with raised outlets for washing machine and tumble dryer

Conservatory 17'5" (max) x 7'6" (max) (5.33m (max) x 2.29m (max))



With double glazed windows to side and rear, UPVC double glazed door leading to rear garden

Garden



With patio area to front featuring pond with water feature and stream leading off to lower level pond, purpose built garden building currently used as a workshop, plus an additional garden shed

Bedroom One 13'5" x 11'8" (4.11 x 3.58)



Located on the first floor, with Juliette balcony boasting panoramic views, central heating radiator and access to en-suite and walk-in-wardrobe

En-suite 7'8" x 5'11" (2.34 x 1.81)



With double glazed window to rear, W.C, corner shower cubicle and sink with Marble topped vanity unit

Dressing Room 7'6" x 6'9" (2.30 x 2.06)

Accessed from the en-suite, with railing throughout for clothing

Bedroom Two 11'11" x 11'4" (3.65 x 3.47)



With double glazed window to rear, central heating radiator

Bedroom Three (Currently Used as Dining Room) 11'11" x 8'11" (3.65 x 2.74)



With double glazed window to front, central heating radiator

Bathroom 7'2" x 5'8" (2.19 x 1.73)



With double glazed window to rear, W.C, bathtub with shower over and hand wash basin

Double Garage 15'11" x 15'10" (4.87 x 4.83)

With two roller shutter electronically controlled garage doors to front, power outlets and doorway access into rear corridor.

Tenure- Freehold

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.

Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

Conveyancing Referrals:

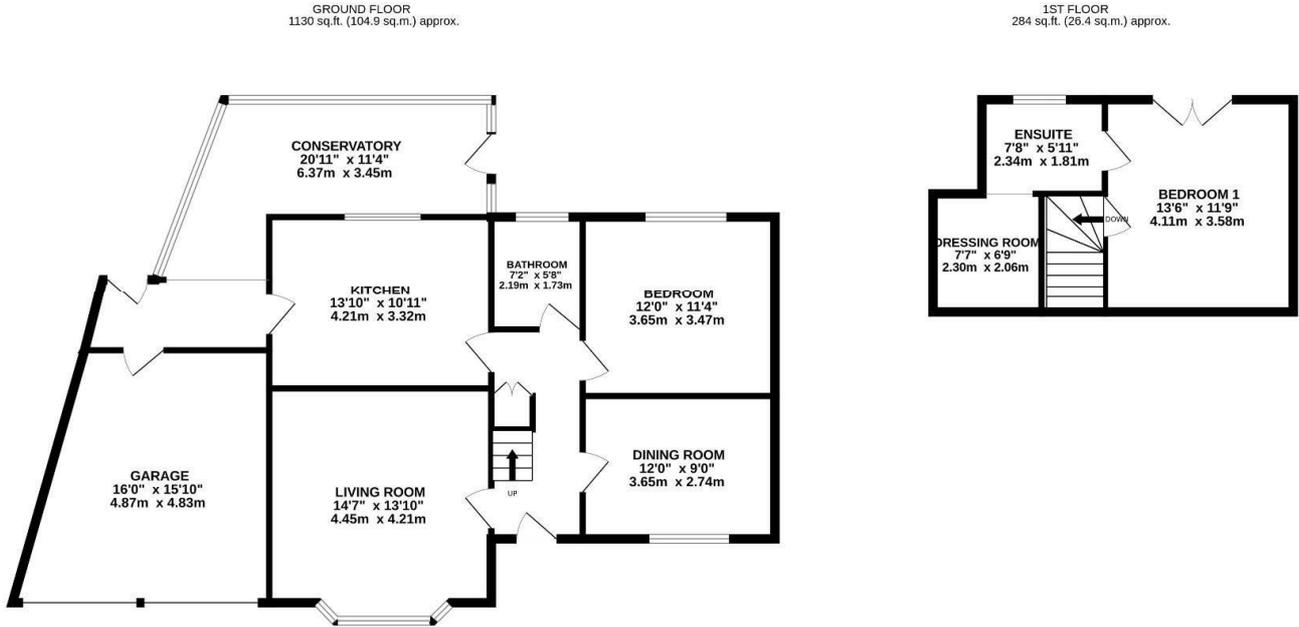
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

Financial Services Referrals:

If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

Floor Plan

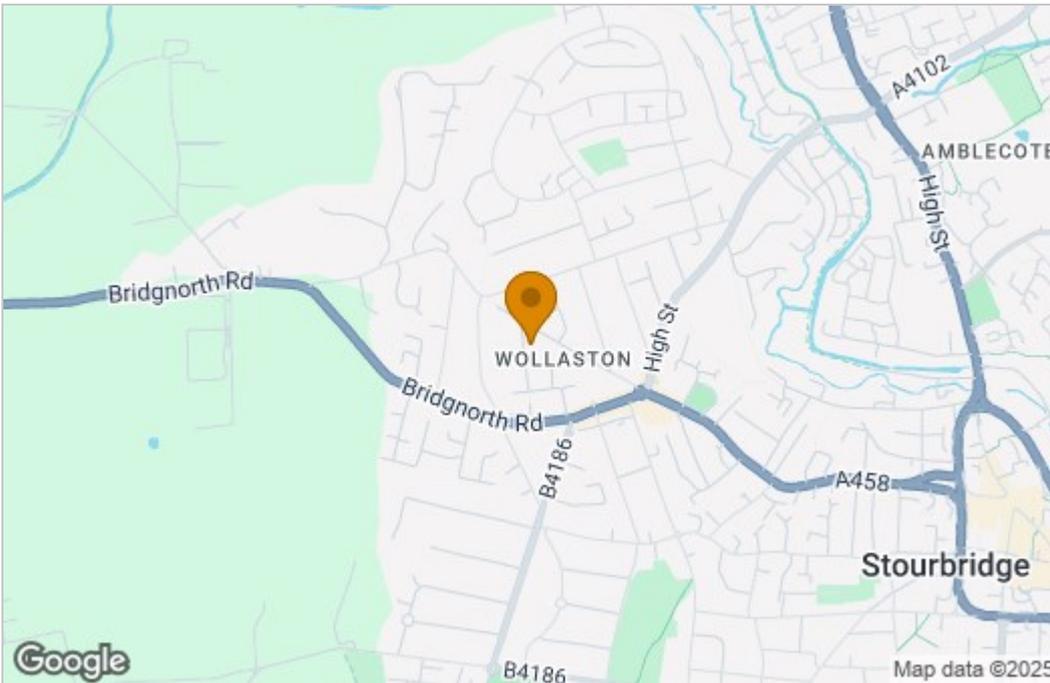


TOTAL FLOOR AREA: 1414 sq.ft. (131.4 sq.m.) approx.

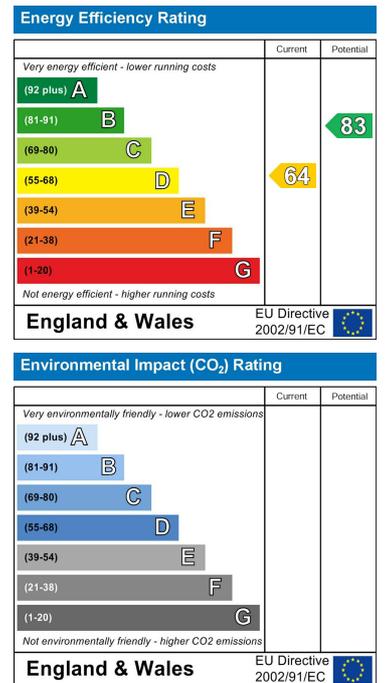
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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