



RE/MAX
Prime Estates



80A The Broadway, Stourbridge, DY8 3HT **Offers in the region of £125,000**

Welcome to this charming apartment located on The Broadway in Stourbridge! This delightful property boasts a reception room, a bedroom, and a newly fitted bathroom, making it a perfect cozy home for a single person or a couple. Situated on the ground floor, this purpose-built apartment has been beautifully modernised, offering a blend of contemporary style and comfort.

Whether you are a first-time buyer looking to step onto the property ladder or someone seeking a low-maintenance home, this apartment is sure to tick all the boxes.

The location on The Broadway provides easy access to local amenities, shops, and restaurants, making it a desirable place to live. With its modern interior, this apartment offers a welcoming and relaxing atmosphere, perfect for unwinding after a busy day.

Don't miss out on the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

Entrance Hall

With a door leading from the communal lobby, doors to various rooms and a central heating radiator

Lounge / Diner 14'11" x 11'8" (4.57 x 3.56)



With a door leading from the entrance hall, door leading to the kitchen, fireplace with decorative surround and hearth, a double glazed window to the front and a central heating radiator

Kitchen 10'0" x 8'0" (3.05 x 2.44)



With a door leading from the lounge / diner, fitted with a range of wall and base units with worktops above, integrated oven and hob with extractor hood above, composite sink with mixer tap and drainer, door leading to a pantry cupboard, a double glazed window to the rear and a central heating radiator

Bathroom



With a door leading from the entrance hall, WC, hand wash basin, 'P' shape bath with shower over and screen, a double glazed window to the rear and a central heating radiator

Bedroom 11'6" x 11'6" (3.53 x 3.51)



With a door leading from the entrance hall, a double glazed window to the front and a central heating radiator

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.

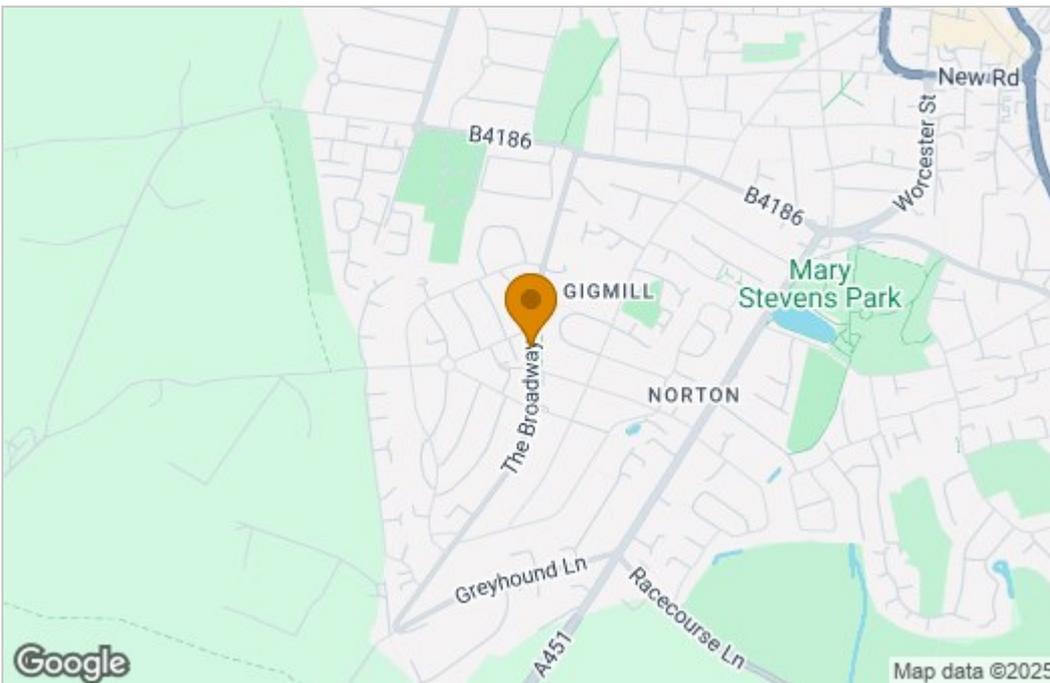
We are happy to provide further details on referral arrangements upon request.

Floor Plan

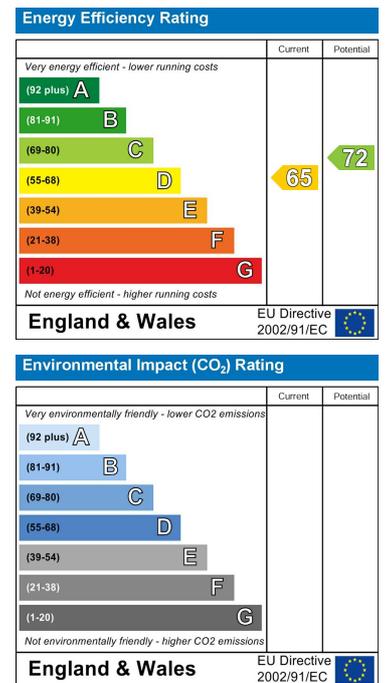


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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

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