



RE/MAX

Prime Estates



4 Rathmore Close, Stourbridge, DY8 2RS

Offers in the region of £300,000

Presenting a charming three-bedroom detached home nestled within a desirable cul-de-sac in Norton. This property boasts a well-thought-out layout, ideal for modern family living.

Upon entry, you're greeted by an inviting entrance hall leading to a spacious lounge diner, perfect for entertaining or cosy nights in. The kitchen breakfast room offers a delightful space for casual dining and meal preparation, while a utility area and ground floor cloakroom add convenience to daily routines.

Ascending to the first floor, you'll find three generously sized bedrooms, providing comfortable accommodation for the family. The family bathroom features a shower cubicle in addition to the bath, ensuring convenience for busy households.

Externally, the property boasts a private rear garden, offering a peaceful retreat for outdoor relaxation and activities. A driveway and garage provide ample off-road parking and storage space.

This property, recently redecorated, exudes a fresh and inviting ambiance throughout. Additionally, it is offered with no upward chain, streamlining the purchasing process for prospective buyers.

Situated in a sought-after location in Norton, this home offers easy access to local amenities and transport links. Don't miss the opportunity to make this delightful property your new home. Viewing is highly recommended to fully appreciate all it has to offer.

Approach



With a block paved driveway leading to garage, lawn to the side with shrub borders, door to entrance hall

Entrance Hall



With a door leading from the driveway. stairs ascending to the first floor, doors to various rooms and a central heating radiator

Lounge 12'0" x 12'0" (3.66m x 3.66m)



With a door leading from the entrance hall, fireplace with decorative surround, open access to the dining room, a double glazed window to the front and a central heating radiator

Dining Room 8'11" x 8'0" (2.74m x 2.44m)



With a door leading to the kitchen, open access to the lounge, double glazed sliding patio doors to the rear garden and a central heating radiator

Kitchen 18'0" x 8'11" (5.49m x 2.74m)



With doors leading from the dining room and entrance hall, fitted with a range of wall and base units with worktops above, stainless steel sink with mixer tap, utility outlet points, a double glazed window to the rear, a central heating radiator and doors leading to the rear garden, utility room and garage

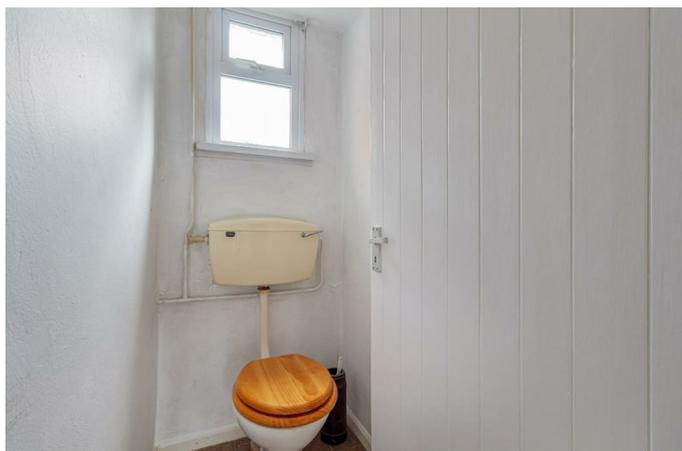
Utility 8'0" x 4'0" (2.44m x 1.22m)



With a door leading from the kitchen, utility outlet

points for laundry machinery, stainless steel sink with mixer tap and a double glazed window to the rear garden

Cloakroom



With a door leading from the kitchen, WC with double glazed window to the side

Landing

With stairs leading from the entrance hall, double glazed window to the side and doors to various rooms

Bedroom One 12'0" x 11'3" (3.66m x 3.43m)



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

Bedroom Two 10'0" x 8'0" (3.05m x 2.44m)



With a door leading from the landing, built in store, double glazed window to the rear and a central heating radiator

Bedroom Three 8'11" x 6'11" (2.74m x 2.13m)



With a door leading from the landing, a double glazed window to the side and a central heating radiator

Family Bathroom



With a door leading from the landing, WC, hand wash basin, bath with tiled surround, corner shower cubicle with mixer shower, a double glazed window to the rear and a central heating radiator

Garage 16'0" x 8'0" (4.88m x 2.44m)

With an up-and-over style garage door leading to the front driveway, additional doorway access to the kitchen

Garden



With a block paved patio area to the front with lawn beyond, mature shrub borders and additional side access to the front driveway

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.

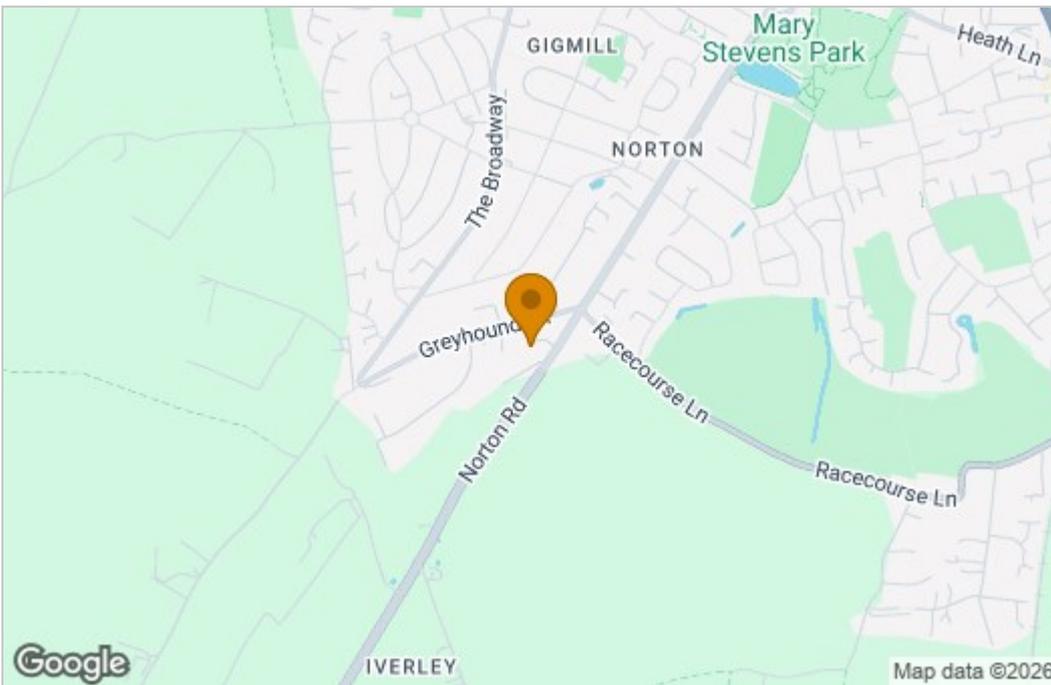
Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

Floor Plan

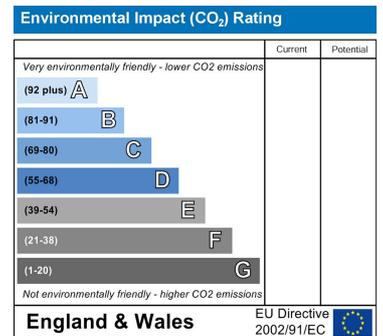
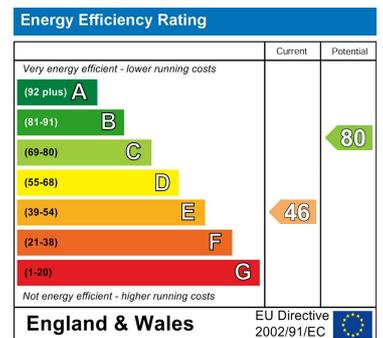


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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