



**RE/MAX**  
Prime Estates



**63 Kingsway, Stourbridge, DY8 4TG**  
**Offers in the region of £235,000**

CALLING FIRST TIME BUYERS!

Presenting an opportunity for those seeking a project, this three bedroom semi detached family home briefly comprises; entrance porch, spacious extended lounge with bay window to front, open plan kitchen diner, ground floor WC, three well proportioned bedrooms, wet-room, low-maintenance rear garden and garage.

This property could be the perfect home for those looking to put their stamp on an established Wollaston address within close proximity to local amenities including shops, restaurants, schools and supermarkets!

Get in touch TODAY to arrange your viewing with RE/MAX Prime Estates

## Approach



With a paved garden to the front with shrub borders, steps leading to;

## Porch

With a door leading from the front garden, double glazed windows to the front and side with additional doorway access to;

## Living Room 13'10" x 13'9" (4.24 x 4.21)



With open archway access from the entrance hall, double glazed bay window to the front, central heating radiator and a fireplace with decorative surround

## Kitchen / Diner 20'3" x 12'4" (6.18 x 3.76)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops, tiled splashback, integrated oven and hob, sink with mixer tap, a double glazed window to the rear, doors leading to the rear garden and a central heating radiator

## Cloakroom

With a door leading from the kitchen, WC with hand wash basin and central heating radiator

## Landing

With stairs leading from the entrance hall, doors to various rooms

## Bedroom One 12'0" x 10'5" (3.68 x 3.20)



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

### Bedroom Two 10'1" x 8'11" (3.09 x 2.74)



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

### Bedroom Three 10'5" x 8'1" (3.20 x 2.48)



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

### Wet-Room



With a door leading from the landing, WC, hand wash basin, shower with curtain rail, a central heating radiator and double glazed window to the rear

### Garden

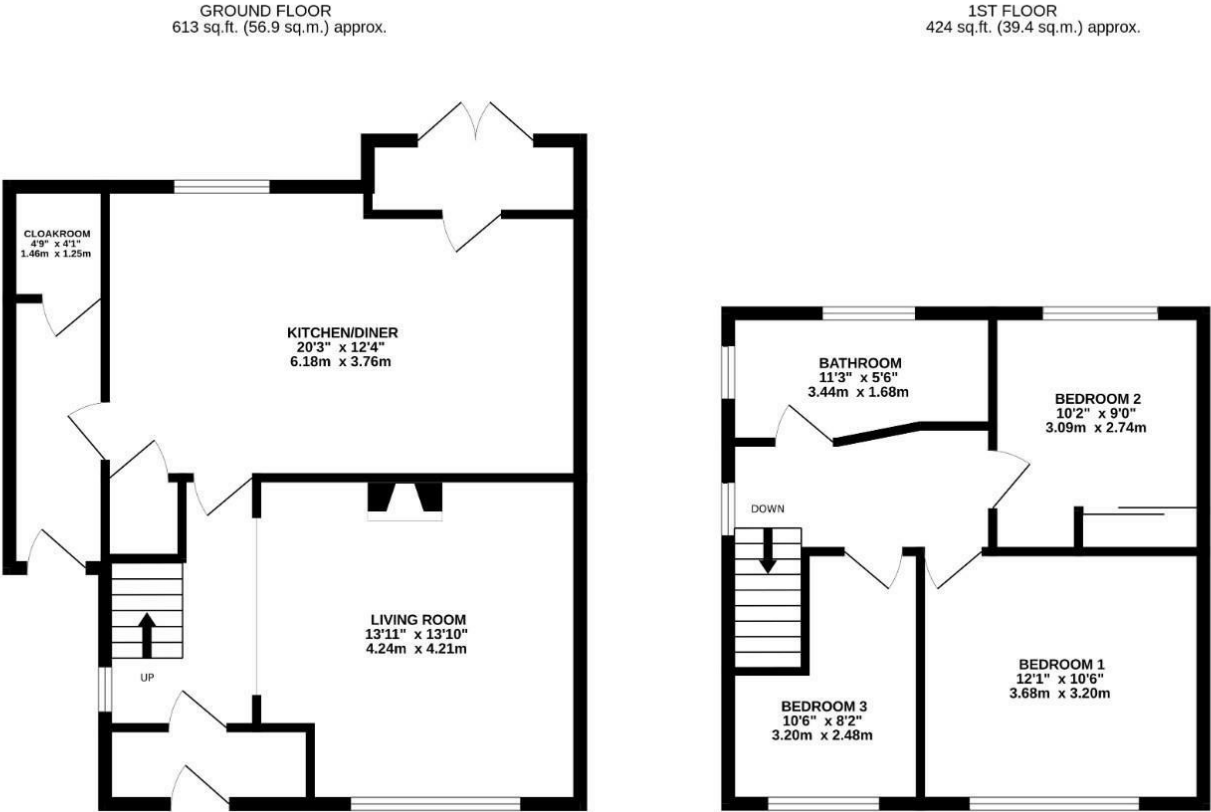


With a patio area to the front and steps leading to further patio beyond with shrub borders, doorway access to the garage

### Garage

With an up-and-over garage door and doorway access to the rear garden

Floor Plan

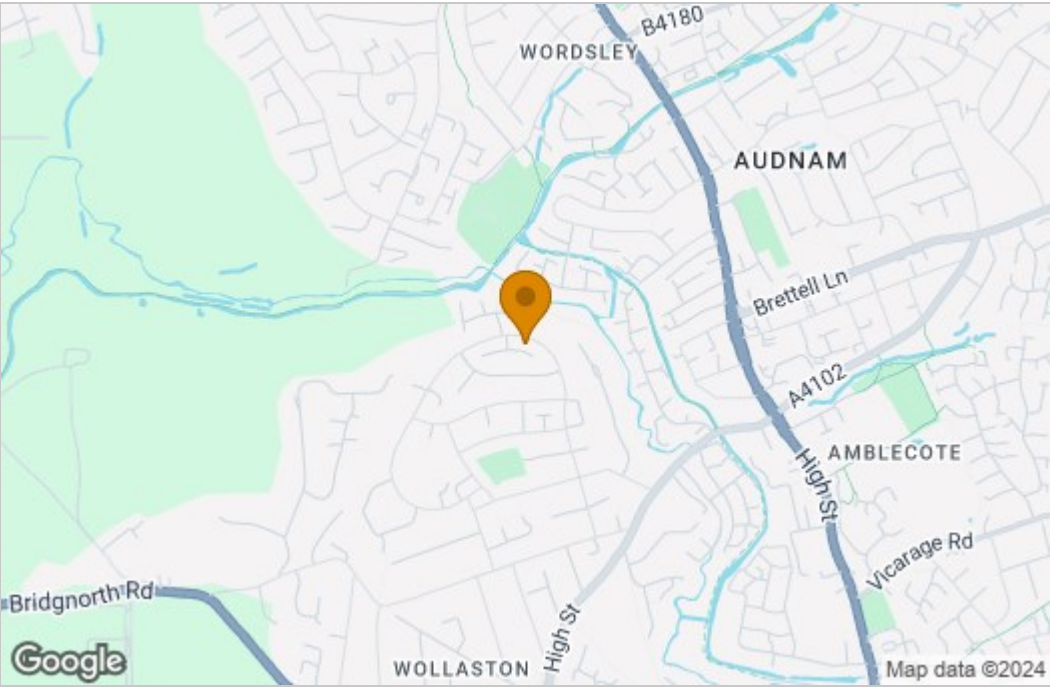


TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.

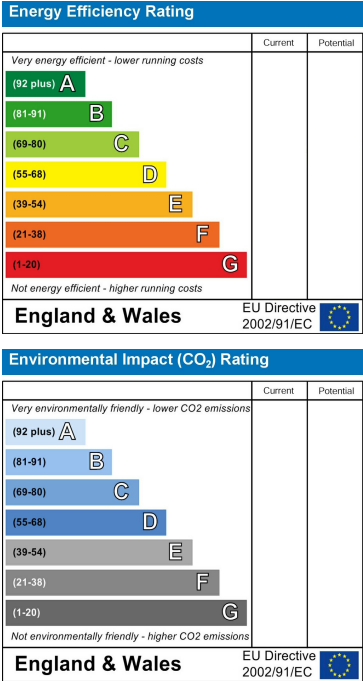
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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