



RE/MAX

Prime Estates



88 High Street, Stourbridge, DY8 4NY

Offers in the region of £289,995

RE/MAX Prime Estates are excited to present to the market a beautifully modernised traditional family home.

Being set back from the road behind a spacious driveway ample for multiple vehicles, the property briefly comprises; storm porch entrance, spacious entrance hall leading to two reception rooms and modern fitted kitchen.

To the first floor; two double bedrooms with additional third to the rear, a modernised family bathroom and access to the semi-converted loft space.

The spacious rear garden has the added benefit of secure gated access to the Wollaston Recreational ground with playing fields and access to scenic canal walks, Lion Health surgery and Stourbridge Town Centre. This three bedroom, traditional style home is perfectly situated for easy access to Wollaston Village and all the amenities it has to offer, as well as being within close proximity to local shops and educational facilities.

An early viewing is strongly recommended to truly appreciate the standard of accommodation on offer. Contact RE/MAX Prime Estates to arrange your exclusive viewing appointment!

Approach



With a gravelled driveway to front

Entrance Hall

With a door leading from the front drive, doors to various rooms, stairs to the first floor and a central heating radiator

Living Room 10'6" x 10'5" (3.22 x 3.18)



With a door leading from the hallway, fireplace with tiled hearth and decorative sleeper, central heating radiator and a double glazed window to the front

Dining Room 16'1" x 10'6" (4.91 x 3.22)



With a door leading from the hallway, decorative fireplace, double glazed patio doors to the rear and a central heating radiator

Kitchen 12'9" x 5'11" (3.90 x 1.81)



With a door leading from the hallway, fitted with a range of wall and base units, cooker with gas hob and extractor above, stainless steel sink with mixer tap, central heating radiator and a double glazed window to the rear

Landing

With stairs leading from the hallway, doors to various rooms and a double glazed window to the side

Bedroom One 10'6" x 10'5" (3.22 x 3.18)



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

Bedroom Two 11'5" x 10'6" (3.49 x 3.22)



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

Bedroom Three 8'1" x 5'11" (2.48 x 1.81)



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

Loft

Accessed by a ceiling hatch with ladders into the landing, the loft has been semi-converted with two skylight windows and flooring throughout

Family Bathroom



With a door leading from the landing, bath with shower over and tiled surround and shower screen,

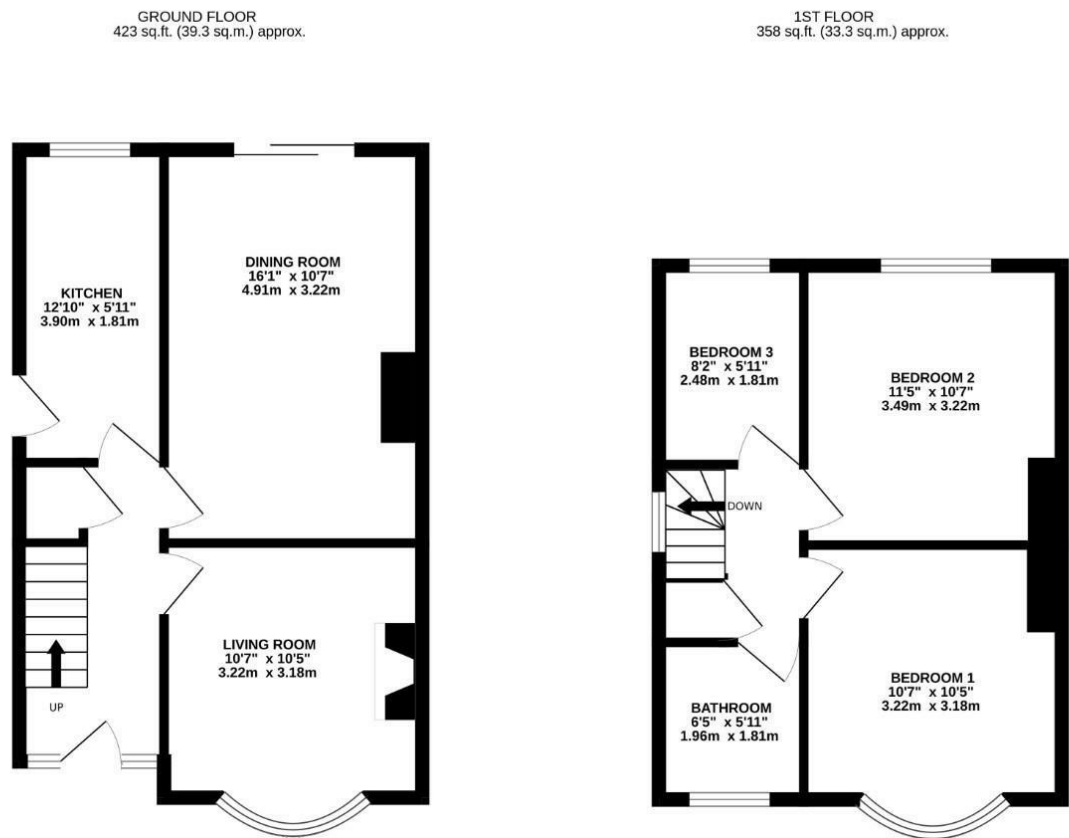
vanity unit with sink and mixer tap, WC, a central heating radiator and a double glazed window to the front

Garden



With decking to front, lawn with shrub borders, side access gate to front drive, rear access gate to playing fields

Floor Plan



TOTAL FLOOR AREA: 781 sq.ft. (72.5 sq.m.) approx.

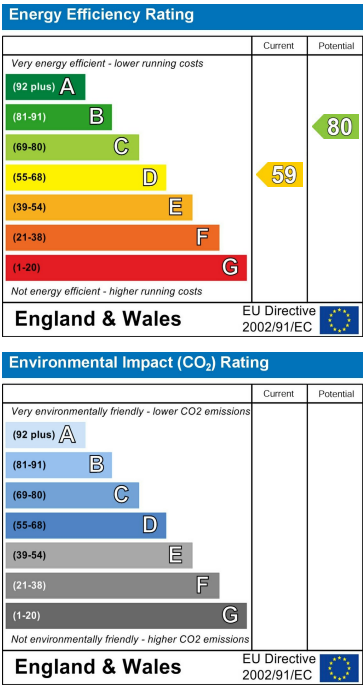
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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