



**RE/MAX**  
Prime Estates



## **55 Kingsway, Stourbridge, DY8 4TG** **Offers in the region of £199,995**

Presenting this generously sized three-bedroom semi-detached house on The Kingsway, Wollaston, offering ample potential for personalisation and enhancement.

As you step into the property, a spacious lounge welcomes you, providing a comfortable and versatile living space. The open-plan kitchen diner is perfect for family meals and entertaining, creating a hub of activity within the home.

The property boasts a good-sized garden, offering outdoor space for relaxation, gardening, and recreation. A ground floor WC adds practicality to the layout, enhancing convenience for residents and guests.

On the first floor, discover a modern shower room, ensuring contemporary comfort for the household. The three bedrooms provide comfortable spaces for rest and relaxation.

While this property offers a great foundation, it is worth noting that some cosmetic work and modernisation are needed to unlock its full potential. This presents an exciting opportunity for buyers to personalise their new home.

## Approach



Being set back from the road, with driveway with pebble border

## Entrance Hall

With a door leading from the front, stairs to the first floor, doors to various rooms, a double glazed window to the side and a central heating radiator

## Living Room 13'9" x 11'6" (4.21 x 3.52)



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

## Kitchen Diner 16'1" x 10'0" (4.92 x 3.07)



With a door leading from the entrance hall, fitted

with a range of wall and base units with worktops, stainless steel sink with mixer tap and drainer, peninsular breakfast bar with storage below, a door leading to the rear lobby, a central heating radiator and a double glazed window to the rear

## Rear Lobby

With a door leading from the kitchen, under-stairs storage cupboard, a door leading to the rear garden and a door leading to the ground floor cloakroom

## WC

With a door leading from the rear lobby, WC, hand wash basin and a double glazed window to the rear

## Landing

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

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



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

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



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

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



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

### Bathroom



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

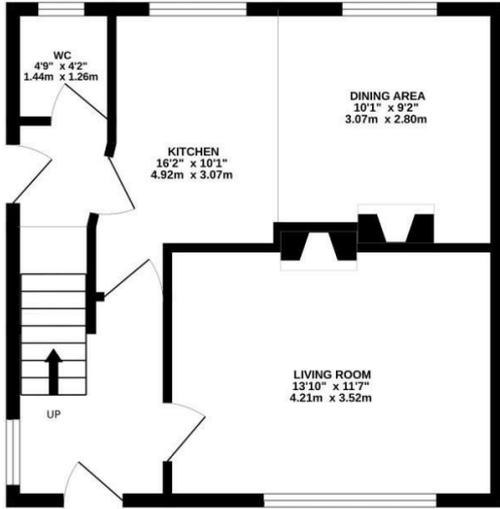
### Garden



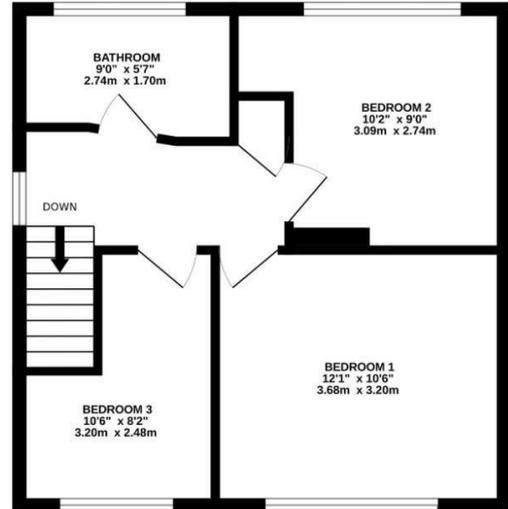
With a door leading from the rear lobby, patio with lawn beyond, rear access gate and additional side access gate to the front driveway

# Floor Plan

**GROUND FLOOR**  
410 sq.ft. (38.1 sq.m.) approx.

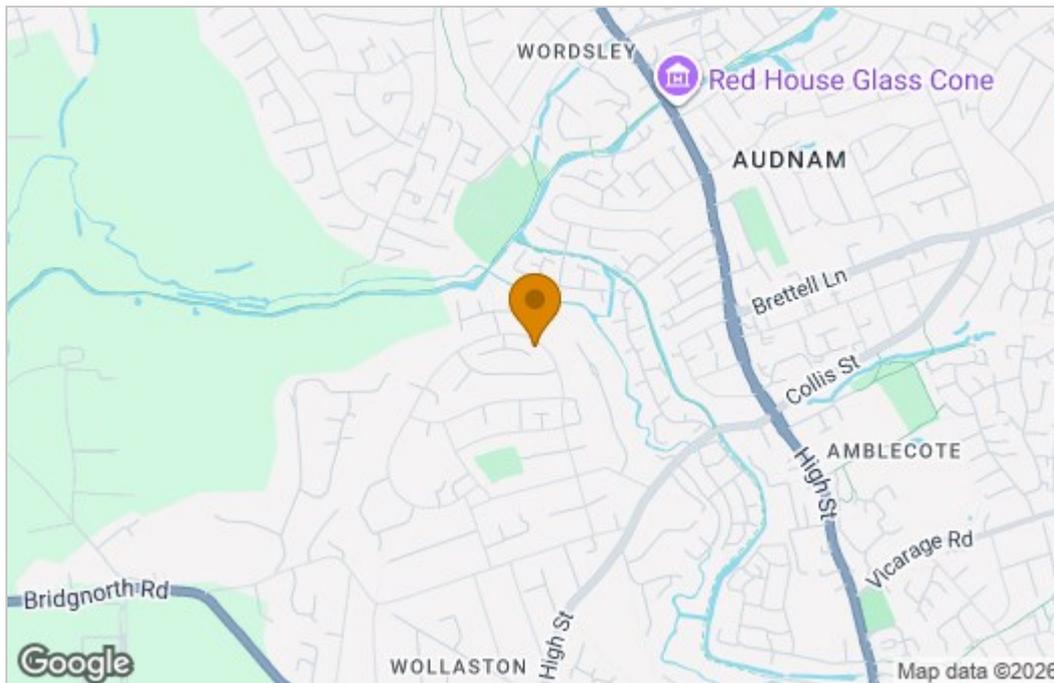


**1ST FLOOR**  
422 sq.ft. (39.2 sq.m.) approx.

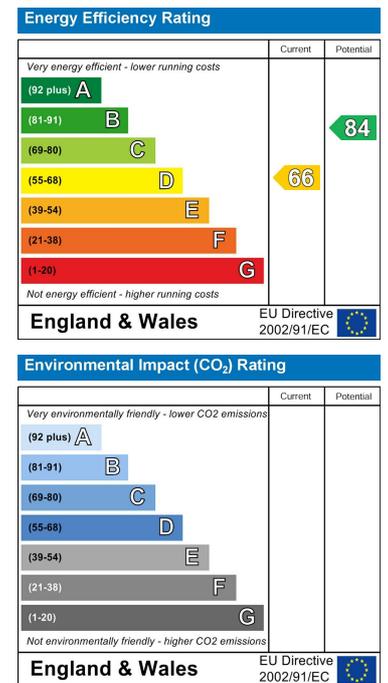


TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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