



RE/MAX
Prime Estates



5 Glebe Lane, Stourbridge, DY8 3YH

Offers in the region of £289,995

Being perfectly positioned for those seeking a rural cottage style with the convenience of being within close walking proximity to Stourbridge Town and the amenities it has to offer, this beautiful home is ready for its next custodian.

This charming home briefly comprises; Entrance hall, dining room with patio doors to the rear garden, a pleasant sitting room with log burning stove, fitted kitchen with range cooker, additional living room with traditional style fireplace, two double bedrooms and a family bathroom with shower AND roll top freestanding bath.

The rear garden offers complete privacy, adorned in mature shrubs and trees which really gives a 'middle of nowhere' feel whilst also offering the convenience that the location has to offer.

An early viewing is strongly advised to appreciate the accommodation on offer, so get in touch with RE/MAX Prime Estates to arrange your viewing appointment.

Approach



With a wrought iron gate set against a knee high wall boundary with wrought iron fence above leading to paved front garden area, two doorway access points to the property via the entrance hall or the living room

Entrance Hall

With a door leading from the front garden and a door leading to the Dining Room

Dining Room 10'4" x 5'7" (3.15 x 1.71)



With doors leading from the entrance hall and sitting room, double opening patio doors to the rear garden and a central heating radiator

Sitting Room 13'6" x 10'4" (4.13 x 3.15)



With doors leading from the dining room, kitchen and living room, fitted solid fuel burning stove with decorative brick surround and hearth, a door leading to under-stairs storage cupboard, a double glazed window to the rear and a central heating radiator

Living Room 13'6" x 11'1" (4.12 x 3.39)



With a door leading from the sitting room, gas fire with decorative surround and hearth, a door leading to the front garden, double glazed window to the front and a central heating radiator

Kitchen 15'4" x 5'8" (4.68 x 1.75)



With a door leading from the sitting room, fitted with a range of wall and base units with tiled

splashbacks, stainless steel sink with drainer and mixer tap, range cooker with extractor hood above, a door leading to the rear garden and double glazed windows to the rear and side

Landing

With stairs leading from the ground floor, doors to various rooms

Bedroom One 13'6" x 11'1" (4.12 x 3.39)



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

Bedroom Two 12'4" x 10'4" (3.78 x 3.15)



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

Bathroom



With a door leading from the landing, tiled floor and half height surround, a WC, hand wash basin, freestanding 'roll top' bath, separate shower cubicle with mixer bar style shower, double glazed windows to the front and rear and a central heating radiator

Garden



With doors leading from the dining room and kitchen, patio area to the front with lawn beyond, mature shrub borders with a variety of mature trees offering privacy and an additional seating area to the rear, side access gate leading to the front garden

Tenure- Freehold

The property's tenure is referenced based on the information given by the seller. As per the seller's advice, the property is freehold. However, we suggest that buyers seek confirmation of the property's tenure through their solicitor.

Money Laundering Regulation

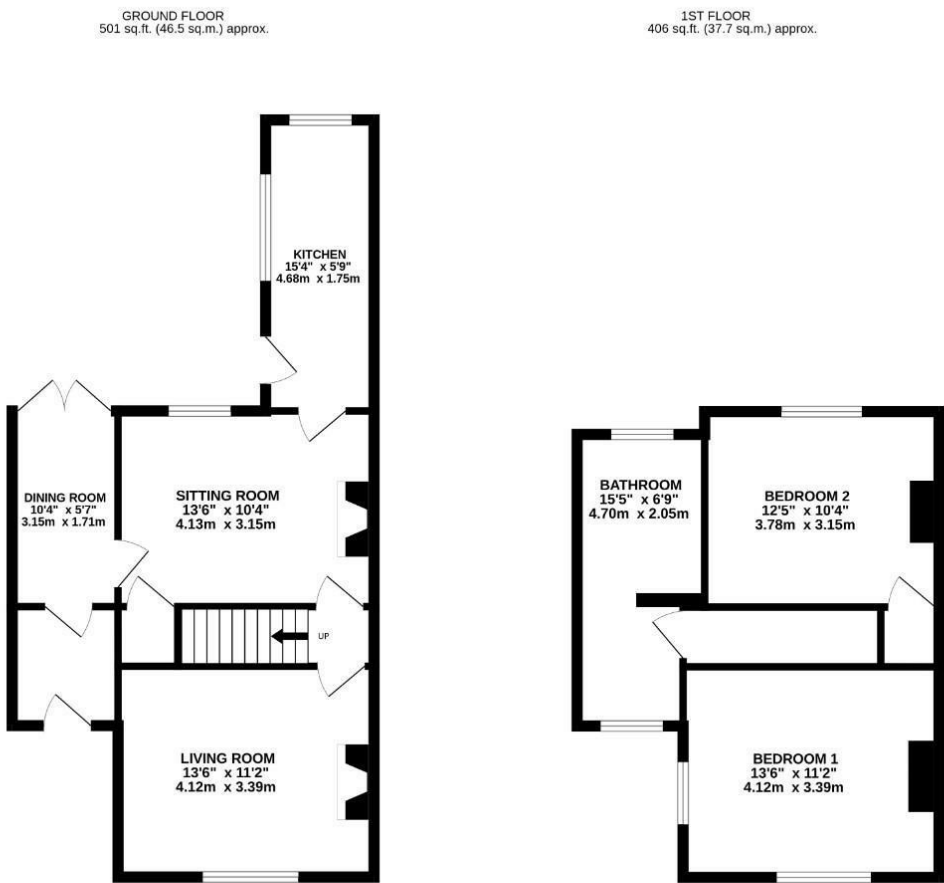
At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers 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



TOTAL FLOOR AREA : 907 sq.ft. (84.3 sq.m.) approx.

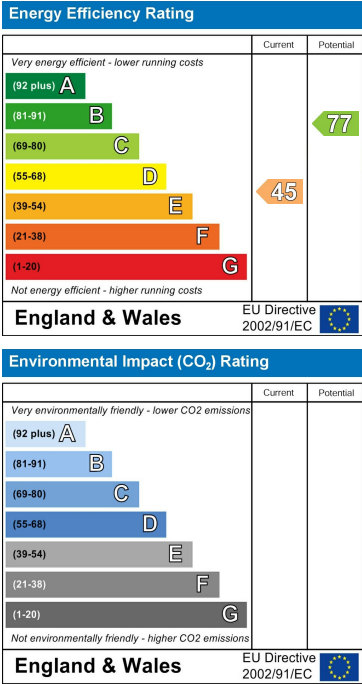
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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