



**RE/MAX**  
Prime Estates



**26a Clark Street, Stourbridge, DY8 3UF**  
**Offers in the region of £367,500**

RE/MAX Prime Estates are delighted to present to the market this charming detached house located on Clark Street in the highly sought after "Old Quarter" of Stourbridge. This property boasts two reception rooms, three bedrooms, and a delightful conservatory, offering ample space for comfortable living.

Situated in a prime location, this house provides convenient access to local amenities and highly sought after educational facilities, making it an ideal choice for families. The gated off-road parking with a carport ensures parking space for multiple vehicles, adding to the convenience of this home.

With its traditional charm and modern amenities, this house on Clark Street presents a wonderful opportunity for those looking for a cosy home in a desirable neighbourhood. Don't miss the chance to make this lovely property your own and enjoy the best of what Stourbridge has to offer.

## Approach



With a wrought iron gate behind a dropped kerb, half height red-brick wall with decorative wrought iron fence above, vehicular access to sheltered car-port, path leading to the front door with shrub borders

## Entrance Hall



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

## Living Room 14'9" x 10'11" (4.52m x 3.35m)



With a door leading from the entrance hall, fireplace with decorative 'beam' style mantel and tiled hearth (it is noted that whilst there is not currently a stove

in this fireplace, measures have been taken to enable prospective buyers to install a stove at a later date), a double glazed bay window to the front and a central heating radiator

## Dining Room 12'8" x 10'11" (3.88m x 3.35m)



With a door leading from the entrance hall, fireplace with decorative stone surround and hearth, doorway access into the conservatory and a central heating radiator

## Kitchen 9'4" x 6'7" (2.87m x 2.01m)



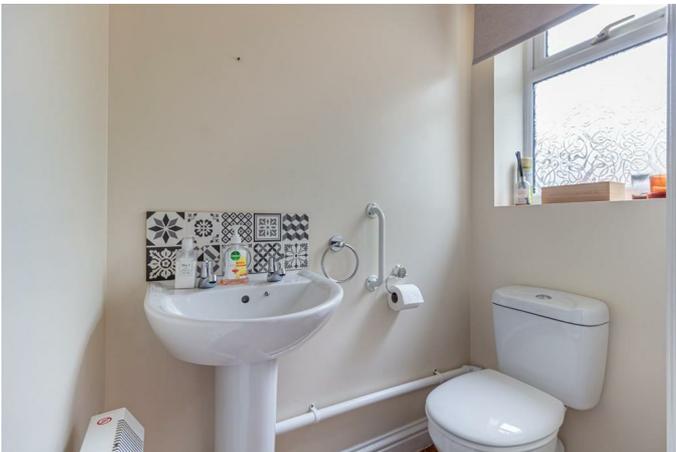
With a range of wall and base units with worktops above, stainless steel sink with mixer tap, integrated oven and hob with extractor above, a door leading to the utility room, a double glazed window to the rear and a central heating radiator

### Utility 9'6" x 7'5" (2.92m x 2.28m)



With a door leading from the kitchen, utility outlet points, doors leading to the cloakroom and rear garden, double glazed windows to the front and side and a central heating radiator

### WC



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

### Conservatory 11'1" x 7'1" (3.38m x 2.16m)



With a door leading from the dining room, windows to three sides and a door leading to the rear garden

### Landing



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

### Master Bedroom 12'7" x 10'9" (3.86m x 3.30m)



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

### Bedroom Two 12'5" x 11'1" (3.81m x 3.40m)



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

### Bedroom Three 7'4" x 6'9" (2.26m x 2.06m)



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

### Bathroom



With a door leading from the landing, 'Aquaboard' surround with hand wash basin, WC, bath with shower over, a storage cupboard, a double glazed window to the rear and a central heating radiator

### Money Laundering Regulation

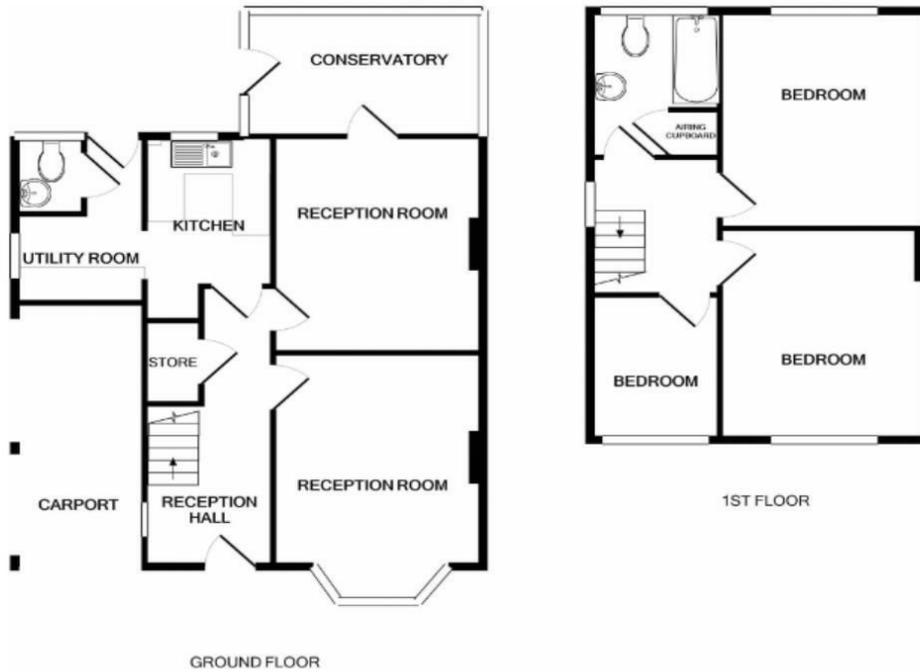
At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers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

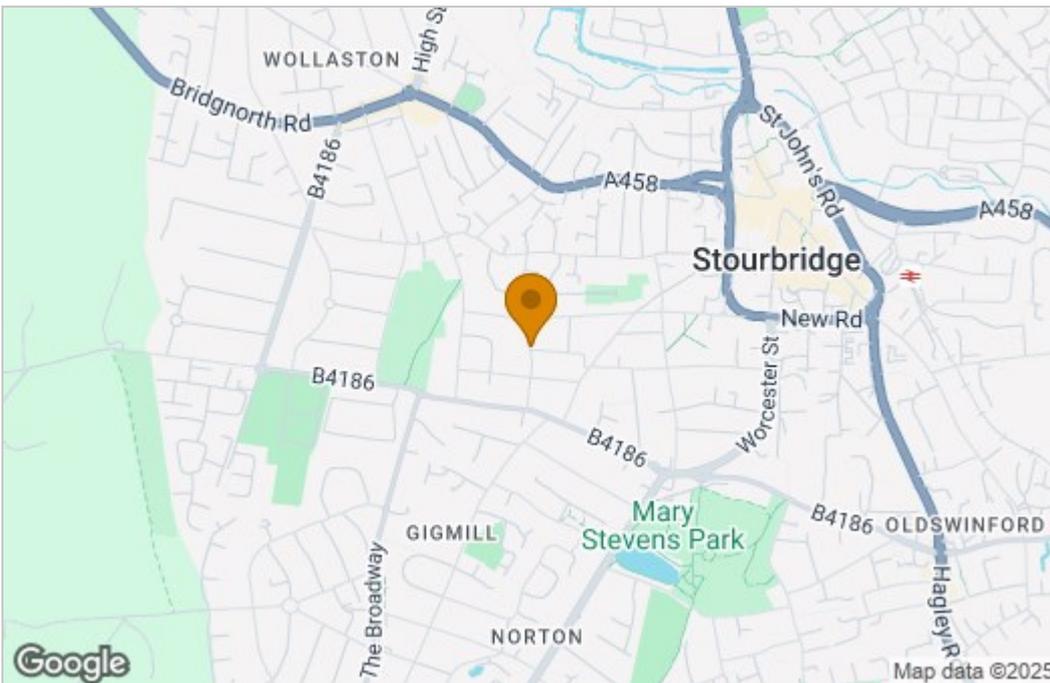
Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

## Floor Plan

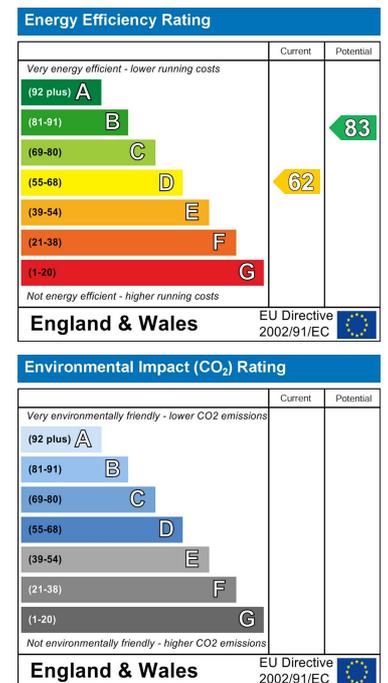


CLARK STREET, OLD QUARTER, STOURBRIDGE, WEST MIDLANDS, DY8 3UF  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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## Area Map



## 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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