



RE/MAX
Prime Estates



24 Lutley Drive, Stourbridge, DY9 0YQ

Offers in excess of £249,995

Nestled in the charming cul-de-sac of Lutley Drive, Stourbridge, this delightful townhouse presents a wonderful opportunity for those seeking a new abode. Boasting a generous 958 sq ft of living space, this property offers a perfect blend of comfort and style.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. With three inviting bedrooms, there is ample space for a growing family or visiting friends. The property also features a well-maintained bathroom, ensuring convenience for all residents.

Built in 1970, this townhouse exudes character and charm while offering modern amenities for contemporary living. Parking is made easy with space for multiple vehicles, a valuable commodity in this commuter-friendly location near Stourbridge Junction train station.

One of the standout features of this property is its tiered garden, providing a tranquil outdoor space to unwind or host summer gatherings. Whether you have a green thumb or simply enjoy the fresh air, this garden is sure to be a favourite spot.

Don't miss the chance to make this townhouse your new home in Stourbridge. Book a viewing today and discover the endless possibilities that await you at Lutley Drive.

Approach



With a block paved driveway to the front leading to UPVC front door and up-and-over style garage door

Entrance Hall

With a door leading from the front driveway, a door leading to the garage, a door leading to the storage cupboard, stairs ascending to the first floor and a central heating radiator

Living Room 16'8 x 14'5 (5.08m x 4.39m)



With a door leading to the kitchen, stairs ascending to the second floor, a door leading to the balcony, double glazed windows to the front elevation offering panoramic views and a central heating radiator

Breakfast Kitchen 14'5 x 8'4 (4.39m x 2.54m)



With a door leading from the living room, fitted with a range of wall and base units with worktops above, tiled splashback surround, integrated oven and hob with extractor hood above, stainless steel sink with mixer tap, a breakfast seating area, a central heating radiator and a double glazed window and door leading to the rear garden

Landing

With stairs leading from the lounge, doors to various rooms and a skylight window above

Bedroom One 11'5 x 9'4 (3.48m x 2.84m)



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

Bedroom Two 10'11 x 8'2 (3.33m x 2.49m)



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

Bedroom Three 8'2 x 6'0 (2.49m x 1.83m)



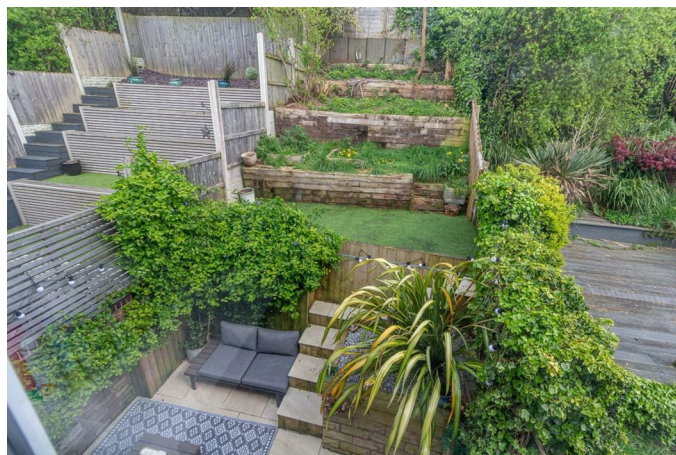
With a door leading from the landing, a double glazed window to the rear and a central heating radiator

Bathroom



With a door leading from the landing, bath with shower over and tiled surround, WC, hand wash basin, a central heating radiator and a skylight window above

Garden



With a door leading from the kitchen, tiered garden with patio area to front and flower beds beyond

Garage 16'7" x 8'2" (5.08m x 2.51m)

With an up-and-over style garage door to the front driveway, additional storage area to the side, a door leading to the entrance hall and power outlets throughout

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.

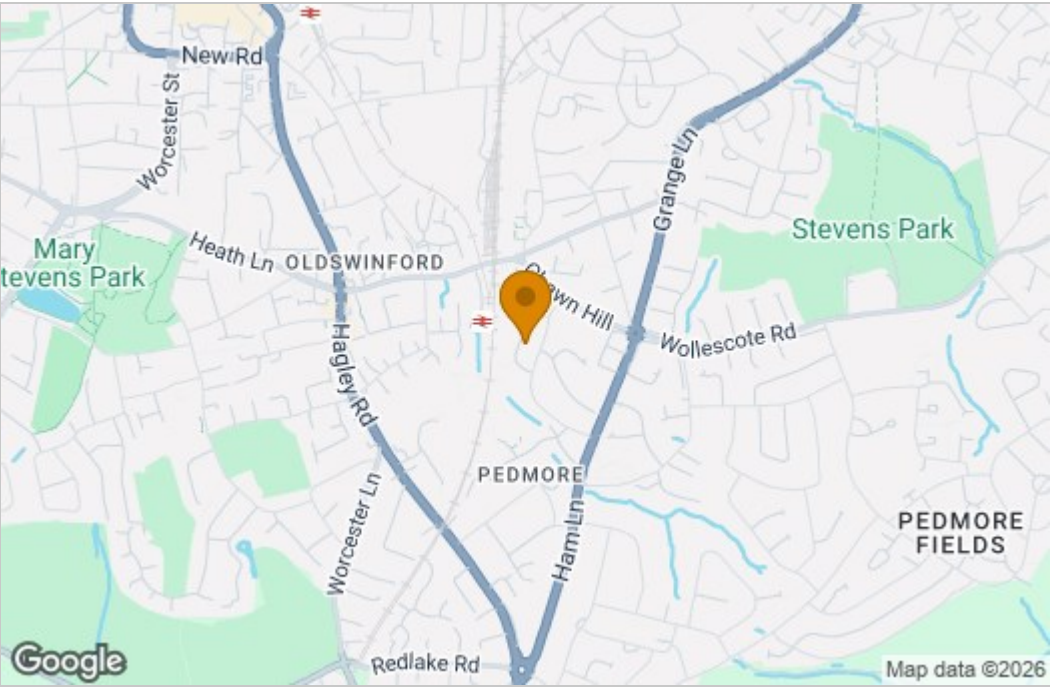
Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £36 including VAT per person will be applicable for this service.

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

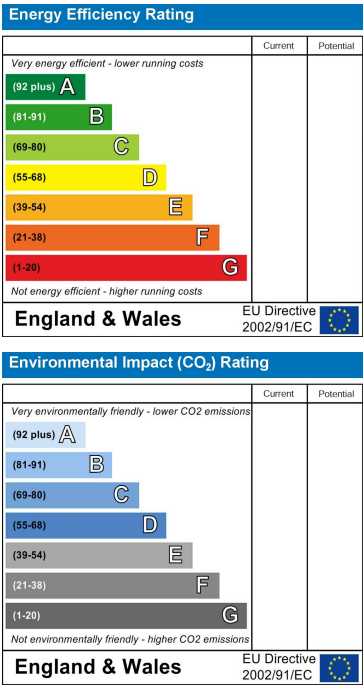
Floor Plan



Area Map



Energy Efficiency Graph



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