



RE/MAX
Prime Estates



3 Chawn Hill, Oldswinford, DY9 7JD **Offers in the region of £325,000**

Located on Chawn Hill, this delightful link-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home features a welcoming reception room, providing a warm and inviting atmosphere for both relaxation and entertaining.

The property boasts two modern bathrooms, ensuring that morning routines run smoothly for all occupants. The thoughtful layout maximises space and functionality, making it a practical choice for everyday living.

Outside, you will find ample parking for up to three vehicles, a valuable asset in this sought-after location. The surrounding area is known for its friendly community and excellent local amenities, including shops, schools, and access to Stourbridge Junction.

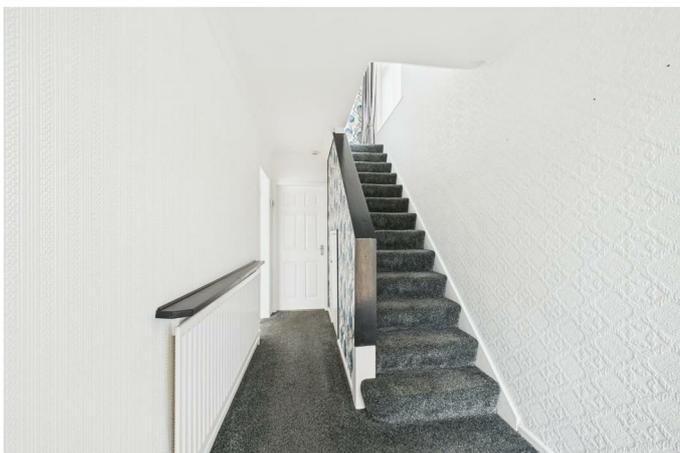
This house on Chawn Hill is not just a property; it is a wonderful opportunity to enjoy a comfortable lifestyle in a desirable neighbourhood. Whether you are looking to settle down or invest, this home is sure to meet your needs. Do not miss the chance to make this charming residence your own.

Approach



Access via a dropped curb to a block paved driveway, leading to a car port with access into the utility room. A lawn to the side of the driveway with side access to the rear of the property.

Entrance Hall



With doors to the kitchen and lounge and stairs to the first floor.

Lounge 23'11" x 12'5" (7.31 x 3.79)



Double glazed windows to the front and side, double glazed patio doors leading onto the rear patio. Central heating radiator.

Kitchen 9'0" x 9'3" (2.75 x 2.82)



Double glazed window to the rear, double glazed door to the side. A range of wall and base units, integrated oven, hob and inset sink.

Utility Room 12'2" x 7'4" (3.73 x 2.24)



Double glazed door to the front and side, allowing access to the car port, kitchen and rear garden. Access to the downstairs bathroom.

Bathroom 7'1" x 7'2" (2.18 x 2.20)



Double glazed window to the rear, shower cubicle, WC, wash hand basin, tiled walls and floor.

Landing

Double glazed window to the side, doors to bedrooms and bathroom.

Bedroom 10'4" x 11'10" (3.15 x 3.61)



Double glazed windows to the side and rear, built in wardrobes, central heating radiator.

Bedroom 10'9" x 7'6" (3.30 x 2.29)



Double glazed window to the front, central heating radiator.

Bedroom 7'7" x 8'6" (2.33 x 2.60)



Double glazed window to the side.

Bathroom 5'11" x 6'5" (1.81 x 1.96)



Double glazed window to the rear, shower cubicle, WC, wash hand basin, central heating radiator.

Rear Garden



Paved patio to the rear of the house, leading up a few steps to the lawned area separated by a path leading to the covered decking area at the rear.

Money Laundering Regulations

Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.

To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT per individual over the age of 18 is charged to cover the cost of these checks.

Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients

through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

Conveyancing Referrals:

Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

Financial Services Referrals:

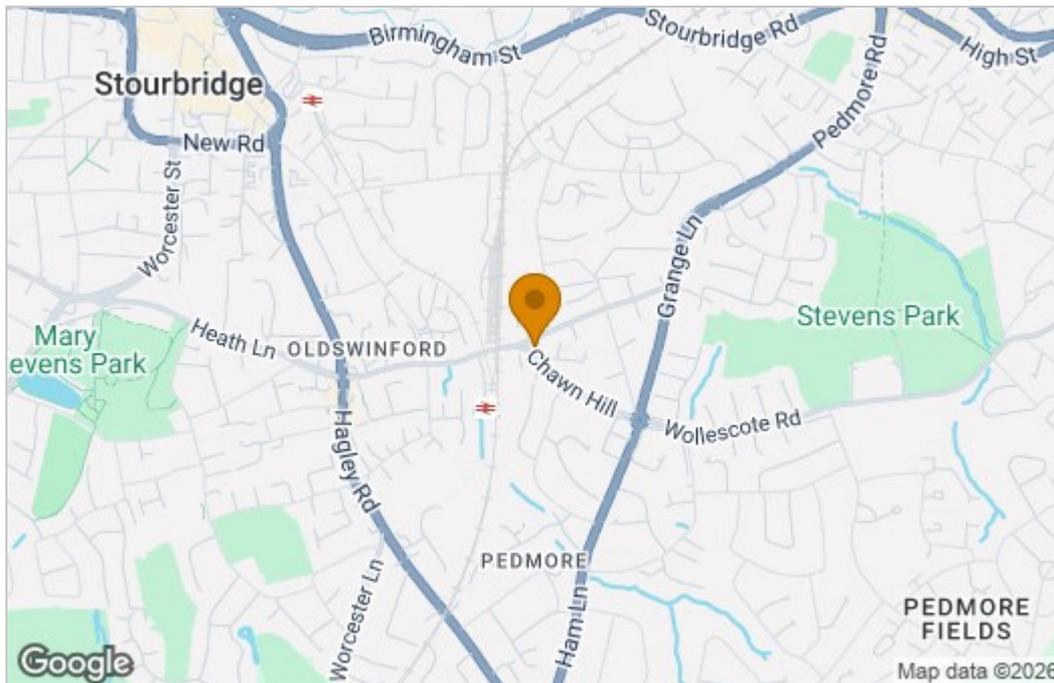
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

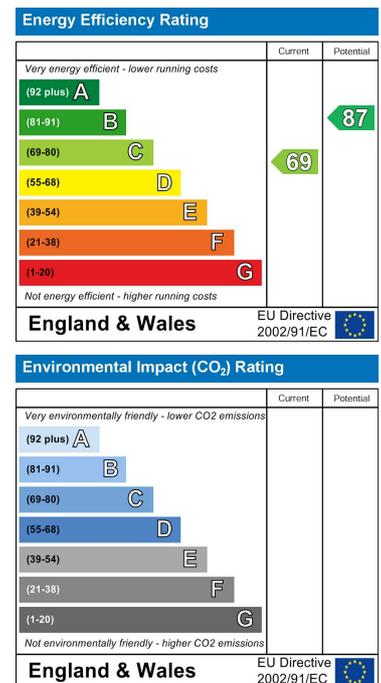
Floor Plan



Area Map



Energy Efficiency Graph



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