



RE/MAX

Prime Estates



13a South Avenue, Stourbridge, DY8 3XY

£335,000

Positioned on the ever-desirable South Avenue in Stourbridge's historic Old Quarter, this beautifully refurbished two-bedroom detached home offers a rare opportunity to acquire a standalone property within one of the area's most sought-after residential settings.

Recently improved throughout, the property benefits from a comprehensive programme of refurbishment, including a new central heating system and a complete new roof, providing both aesthetic appeal and long-term peace of mind.

The ground floor offers well-proportioned living accommodation, arranged to suit modern lifestyles, with a natural flow between living and dining spaces. Finishes have been carefully selected to create a bright, cohesive environment, enhanced by good natural light.

The kitchen has been upgraded to provide a practical and stylish space, suitable for both everyday use and entertaining.

Upstairs, the property offers two well-sized bedrooms, each finished to a high standard, alongside a modern bathroom designed with simplicity and functionality in mind.

Entrance Porch

With a double glazed door to the front, double glazed window surround and a door leading to;

Entrance Hall



With a door leading from the entrance porch, doors to various rooms, staircase ascending to the first floor, under-stairs storage cupboard, double glazed windows to the sides and a central heating radiator

Kitchen 11'0" x 8'9" (3.36 x 2.67)



With a door leading from the entrance hall, newly fitted kitchen with a range of wall and base units with worktops, integrated oven & hob with extractor hood, composite sink with mixer tap and drainer, space for laundry machinery, a newly fitted double glazed window to the front and a central heating radiator

Living Room 11'1" x 12'11" (3.38 x 3.96)



With a door leading from the entrance hall, double glazed patio doors to the rear and a central heating radiator

Landing

With stairs ascending from the entrance hall, doors to various rooms and double glazed windows to the sides

Bedroom 11'2" x 11'11" (3.41 x 3.64)



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

Bedroom 11'0" x 8'9" (3.36 x 2.67)



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

Shower Room



With a door leading from the landing, full height tile surround, WC, hand wash basin set into vanity unit, walk-in shower cubicle with mixer shower and glass screen, an obscured double glazed window to the side and a central heating radiator

Garden



With double glazed patio doors from the lounge leading to patio area, shale area to the rear with raised bed, a door leading to the garage and a gate offering side access

Garage

With an up-and-over vehicle door to the front, a door leading to the garden and a window to the side

Money Laundering Regulations

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 £60 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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.