



# RE/MAX

Prime Estates



## 50 Shenstone Avenue, Stourbridge, DY8 3ET

**£332,500**

Welcome to Shenstone Avenue, Stourbridge - a charming semi-detached house that exudes character and warmth. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply unwinding after a long day. With three cosy bedrooms and two well-appointed bathrooms, there is ample space for the whole family to relax and rejuvenate.

Built in 1950, this home seamlessly blends traditional charm with modern convenience. The 1,507 sq ft layout offers a comfortable and inviting atmosphere, ideal for creating lasting memories with your loved ones. The new kitchen is a chef's dream, providing the perfect setting to whip up delicious meals to be enjoyed in the lovely dining area.

One of the standout features of this property is the huge garden, a tranquil oasis where you can escape the hustle and bustle of everyday life. Imagine hosting summer barbecues, gardening, or simply basking in the sun in this expansive outdoor space. Additionally, the off-road parking for multiple vehicles ensures that convenience is always at your doorstep.

Don't miss this opportunity to make this house your home. With its desirable location, generous living spaces, and charming appeal, this property on Shenstone Avenue is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards creating your own slice of paradise in Stourbridge.

## Approach



With a block paved driveway to the front with lawn border

## Entrance Hall

With a door leading from the driveway, stairs to the first floor and doors to various rooms

## Kitchen Diner 21'11" x 10'10" (6.69 x 3.32)



With a door leading from the entrance hall, recently fitted kitchen with a range of wall and base units with worktops above, integrated appliances, hob with extractor above, sink with mixer tap, access to the utility room, a double glazed window to the rear and a central heating radiator

## Utility 15'10" x 7'6" (4.85 x 2.29)

Being accessed from the kitchen, fitted with a range of wall and base units, a double glazed window to the rear, doorway access to the rear garden and a central heating radiator

## Living Room 13'1" x 12'7" (3.99 x 3.84)



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

## Dining Room 12'7" x 10'1" (3.84 x 3.08)

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

## Ground Floor Shower Room



With a door leading from the utility, tile surround with hand wash basin, WC, shower cubicle, a double glazed window to the front and a central heating radiator

## Landing

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

### Bedroom One 11'9" x 8'7" (3.6 x 2.63)



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

### Bedroom Two 11'4" x 10'9" (3.46 x 3.30)



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

### Bedroom Three 11'9" x 10'9" (3.60 x 3.29)



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

### Family Bathroom



With a door leading from the landing, half height

### Garden



With a patio area to the front, garden buildings to the side and lawn beyond

### 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.

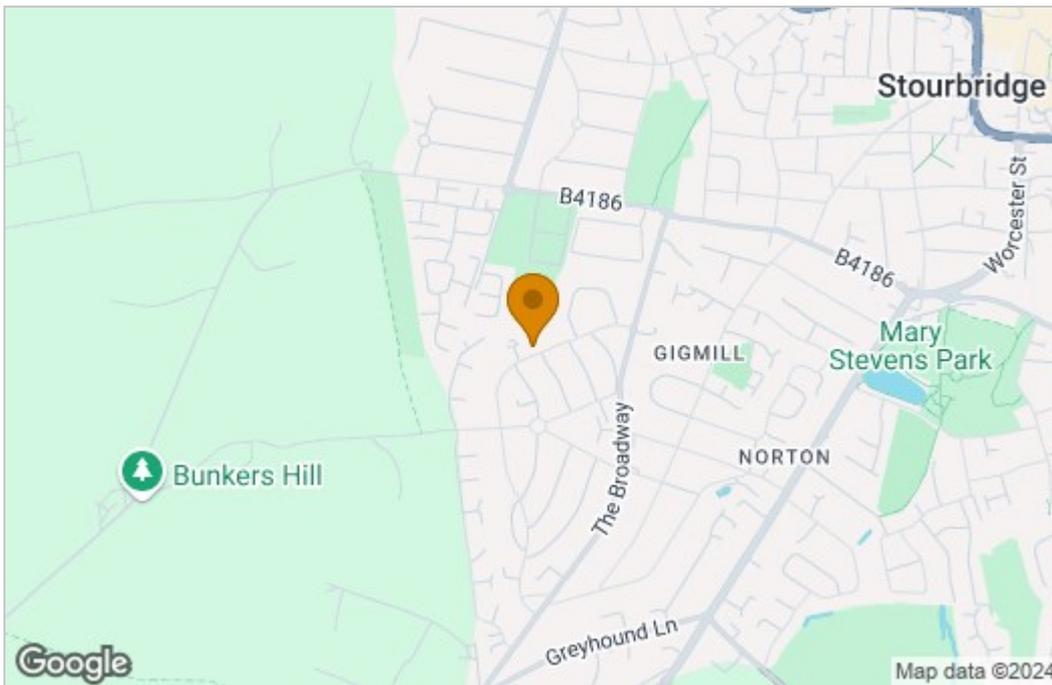
# Floor Plan



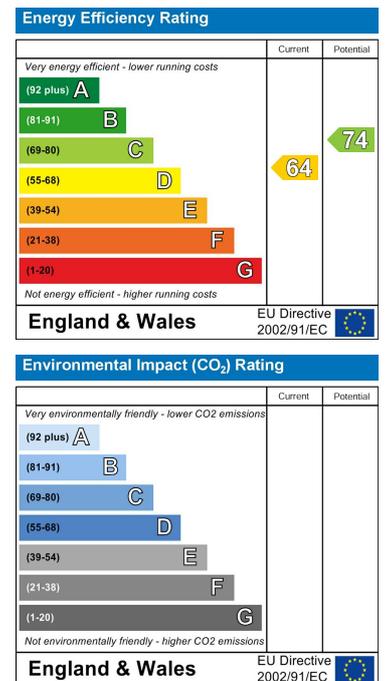
TOTAL FLOOR AREA : 1347 sq.ft. (125.1 sq.m.) approx.

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

Stourbridge, West Midlands, DY8 1DX

Tel: +44 (0) 1384 438457 Email: prime.estates@remax.uk <https://remax.uk/locations/RE-MAX-Prime-Estates>