



**RE/MAX**  
Prime Estates



## **28 Richmond Grove, Stourbridge, DY8 4SF**

**£369,995**

Enjoying a prime position in one of Wollaston's most sought after addresses, this three bedroom semi-detached home on Richmond Grove is ready for it's new custodian.

The property has been extended and modernised throughout, briefly comprising; entrance hall with modern composite front door, two spacious reception rooms currently used as a living room and dining room, a recently fitted kitchen with integrated appliances, ground floor WC, a handy utility room, garage with a roller shutter door and a modern, low maintenance rear garden with side access.

To the first floor; three generous bedrooms, the master having the added benefit of air-conditioning and a modern, recently fitted bathroom.

Being set on a popular cul-de-sac within close proximity to local schools, restaurants, shops and bars, this family home on Richmond grove is sure to prove popular with homebuyers. Contact RE/MAX Prime Estates to arrange your viewing by appointment only

## Approach



With a tarmac driveway set behind a dropped kerb, red brick border with slate chip bed to the side

## Entrance Hall

With a composite door leading from the front driveway, stairs ascending to the first floor, doors to various rooms and a central heating radiator

## Dining Room 13'3" x 11'5" (4.05 x 3.48)



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

## Living Room 18'3" x 11'5" (5.58 x 3.48)



With a door leading from the entrance hall, fireplace with gas burner and decorative surround and mantel, double glazed sliding patio doors to the rear and central heating radiators

## Kitchen 14'2" x 8'11" (4.34 x 2.74)



With a door leading from the entrance hall, fitted with a range of handle-less gloss wall and base units with marble effect worktops above. composite sink with hot water and mixer tap, integrated AEG appliances including dishwasher, double oven, induction hob with extractor above, doors leading to the utility room and ground floor WC, a door leading to the rear garden, a double glazed window to the rear and a central heating radiator

## Ground Floor WC

With a door leading from the kitchen, WC, hand wash basin, a central heating radiator and a double glazed window to the rear

## Utility 7'4" x 6'1" (2.26 x 1.87)

With a door leading from the kitchen, wall mounted units, utility outlet points with worktops above and a door leading to the garage

## Garage 11'2" x 7'4" (3.42 x 2.26)

With a remote operated roller shutter door to the front, a door leading to the utility, Worcester Bosch central heating boiler and electricity outlet points

## Landing

With stairs leading from the entrance hall, doors to various rooms

### Bedroom One 13'11" x 11'7" (4.25 x 3.54)



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

### Bedroom Two 10'10" x 10'9" (3.32 x 3.28)



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

### Bedroom Three 15'5" x 10'1" (4.70 x 3.08)



With a door leading from the landing, eaves storage

access, a double glazed window to the front and a central heating radiator

## Family Bathroom



With a door leading from the landing, full height tile surround, his & hers sinks with mixer taps, shower cubicle with Bristan mixer shower, WC, eaves storage, a double glazed window to the rear and a central heating radiator

## Garden



With doors leading from the living room and kitchen, modern patio area to the front with steps down to lawn beyond, shrub borders, two garden buildings, rear access gate leading to nature reserve and a side access gate leading to the front

## 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:

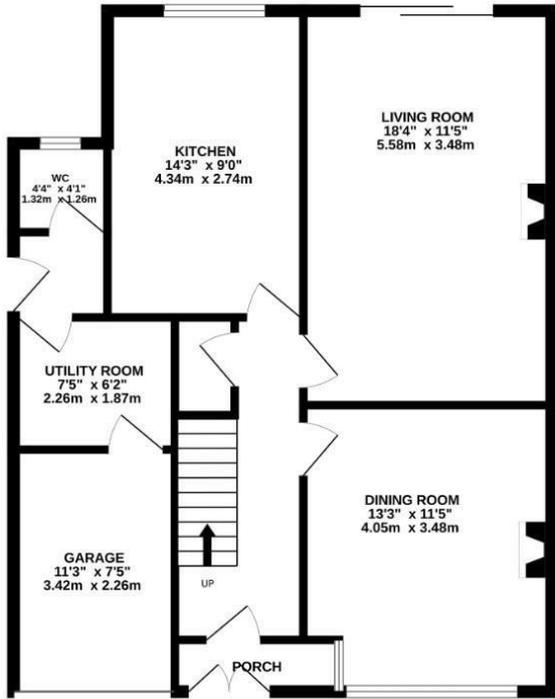
- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

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.

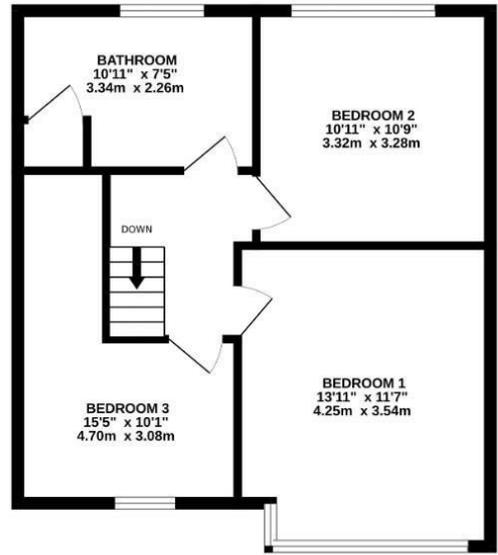
Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

# Floor Plan

GROUND FLOOR

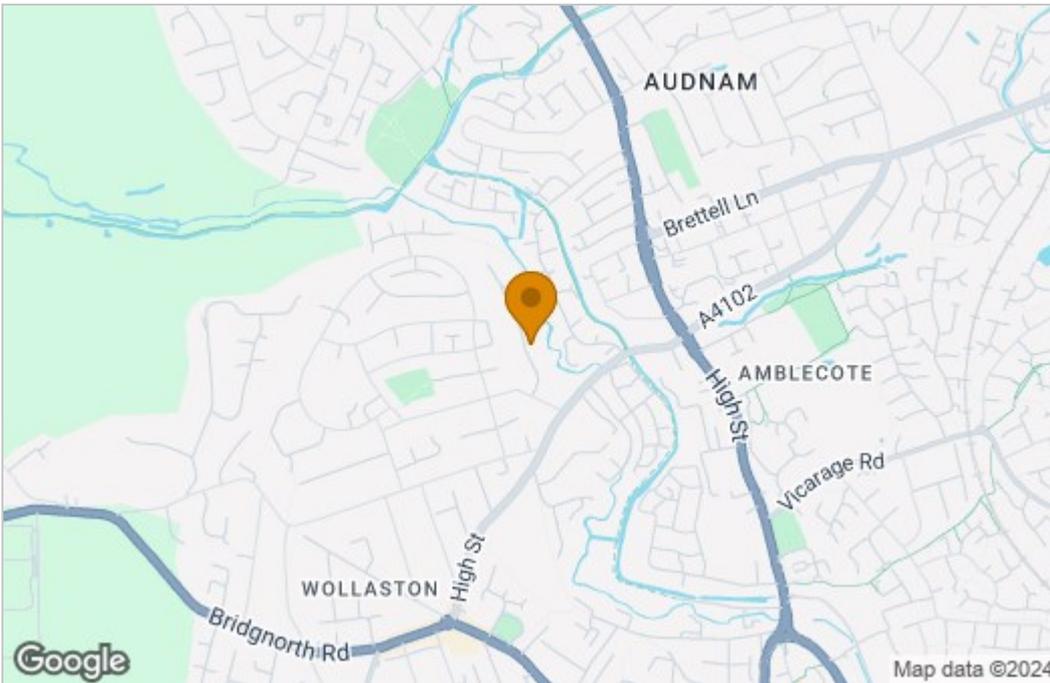


1ST FLOOR

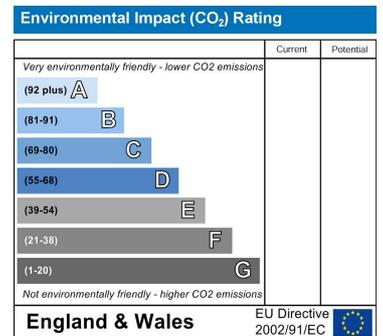
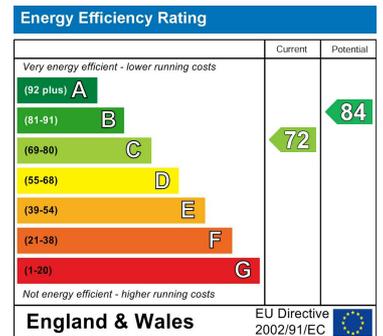


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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