



RE/MAX
Prime Estates



24 Gregory Road, Stourbridge, DY8 3NF
Offers in the region of £320,000

RE/MAX Prime Estates are excited to present this spacious three-bedroom semi-detached property located in the highly sought-after area of Wollaston.

This home boasts an abundance of potential, making it perfect for those eager to put their own stamp on a property. With generously sized rooms and a convenient location close to shops, schools, and local amenities, this residence offers both comfort and accessibility for growing families or those looking to make their mark on a traditional family home

Approach



With a tarmac drive to the front with lawn border, access to the garage and entrance porch

Entrance Porch

With a door leading from the front drive, windows to the front and a door leading to the entrance hall

Entrance Hall



With a door leading from the entrance porch, doors to various rooms, stairs leading to the first floor accommodation, access to under-stairs storage cupboard and a central heating radiator

Dining Room 11'8" x 11'10" (3.58 x 3.61)



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

Living Room 12'8" x 10'9" (3.87 x 3.29)



With a door leading from the entrance hall, fire with decorative surround and hearth, a central heating radiator and a double glazed sliding patio door to the rear

Kitchen 8'10" x 7'10" (2.71 x 2.40)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops, sink with mixer taps and a window to the rear

Utility 13'1" x 8'5" (3.99 x 2.58)



With a door leading from the entrance hall, fitted cupboards with worktops above, stainless steel sink with mixer tap, utility outlet points and a door leading to the rear garden

Cloakroom



With a door leading from the entrance hall, full height tile surround, WC, hand wash basin and an obscured window to the front

Landing



With stairs leading from the entrance hall, doors to various rooms and a double glazed window to the side offering panoramic views

Bedroom One 11'10" x 11'10" (3.61 x 3.61)



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

Bedroom Two 12'9" x 9'8" (3.91 x 2.97)



With a door leading from the landing, built in wardrobes, a central heating radiator and a window to the rear

Bedroom Three 8'11" x 6'1" (2.72 x 1.87)



With a door leading from the landing, built in

wardrobes, a central heating radiator and a window to the rear

Garage 15'8" x 8'6" (4.80 x 2.60)

With an up-and-over style garage door to the front, power outlet points throughout and a sliding door offering access to the utility

Garden



With doors leading from the living room and utility, patio area to the front with lawn beyond. Note- the boundary of the property is set behind the tree growth to the rear of the photographed garden.

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.

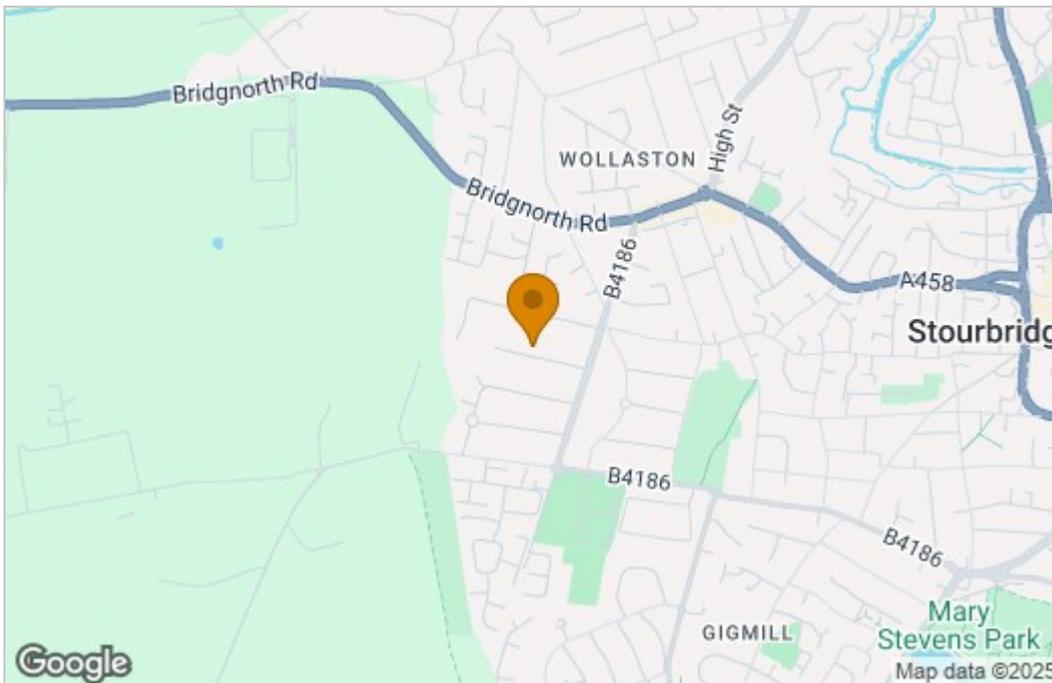
Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £36 including VAT per person will be applicable for this service.

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

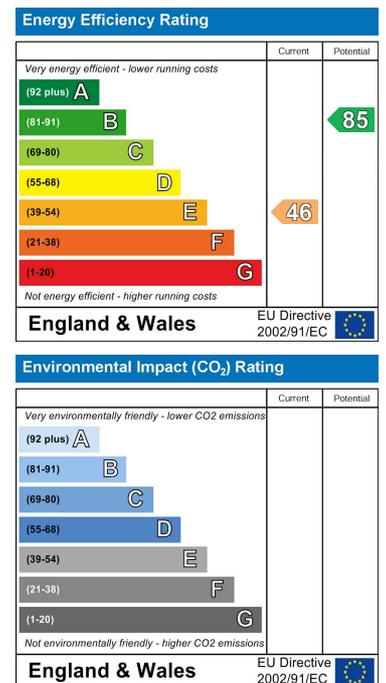
Floor Plan



Area Map



Energy Efficiency Graph



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.

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