



**RE/MAX**  
Prime Estates



## **Flat 1, Evolution High Street, Stourbridge, DY8 4DX**

**£150,000**

Being set in the heart of Amblecote, Stourbridge, this charming ground floor flat on High Street presents an excellent opportunity for both first-time buyers and investors. Offered with no onward chain, this property allows for a smooth and hassle-free transition into your new home or investment venture.

The flat boasts a practical layout, making it an ideal choice for those seeking comfort and convenience. One of the standout features is the allocated parking space to the rear, providing ease of access and peace of mind in this bustling area.

Amblecote is known for its vibrant community and excellent local amenities, ensuring that everything you need is just a stone's throw away. Whether you are looking to enjoy the local shops, cafes, or parks, this location offers a delightful blend of urban living and suburban charm.

With its appealing features and prime location, this ground floor flat is a must-see for anyone looking to purchase an investment or find their first home. Don't miss out on this fantastic opportunity to secure a property in a sought-after area.

### Approach

With steps leading from the footpath to the front, car park level access to the rear

### Entrance Hall

With a door leading from the communal entrance hall, doors to various rooms and a central heating radiator

### Open Plan Lounge Kitchen 13'7" x 20'2" (4.16 x 6.16)



With a door leading from the entrance hall, fitted kitchen with a range of wall and base units with worktops, integrated oven and hob with stainless steel extractor hood and splashback, stainless steel sink with mixer tap and drainer, double glazed windows to the front and central heating radiators

### Bedroom 8'9" x 8'10" (2.69 x 2.71)



With a door leading from the entrance hall, a door leading to the en-suite, a double glazed window to the rear and a central heating radiator

### En-Suite



With a door leading from the bedroom, full height tile surround, WC, hand wash basin and a shower cubicle

### Bedroom 10'9" x 9'8" (3.28 x 2.95)

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

### Family Bathroom



With a door leading from the entrance hall, full height tile surround, WC, hand wash basin, shower cubicle with glass screen, bath with mixer tap, a double glazed window to the side and a central heating radiator

### 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.

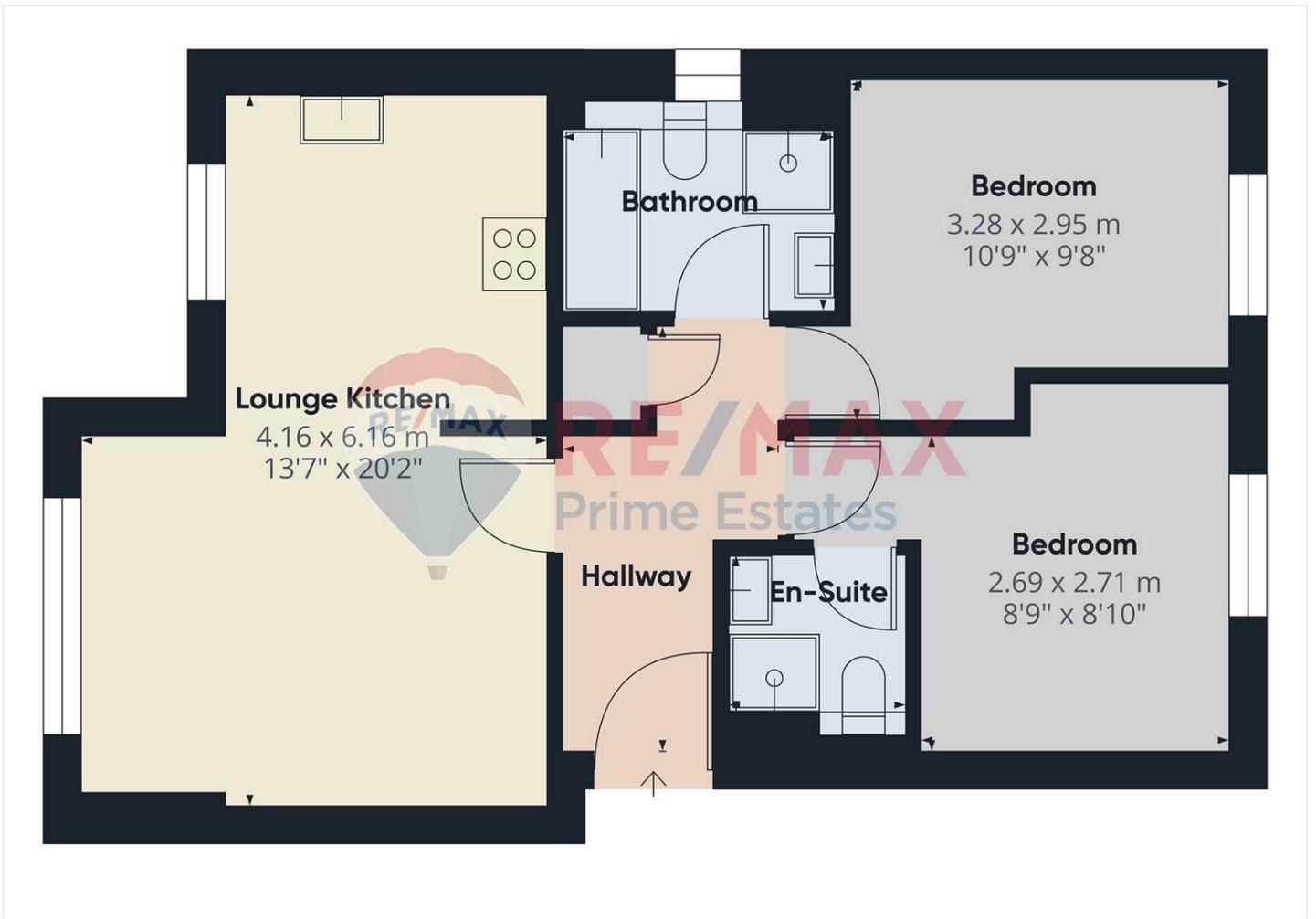
We are happy to provide further details on referral arrangements upon request.

#### [Money Laundering Regulation](#)

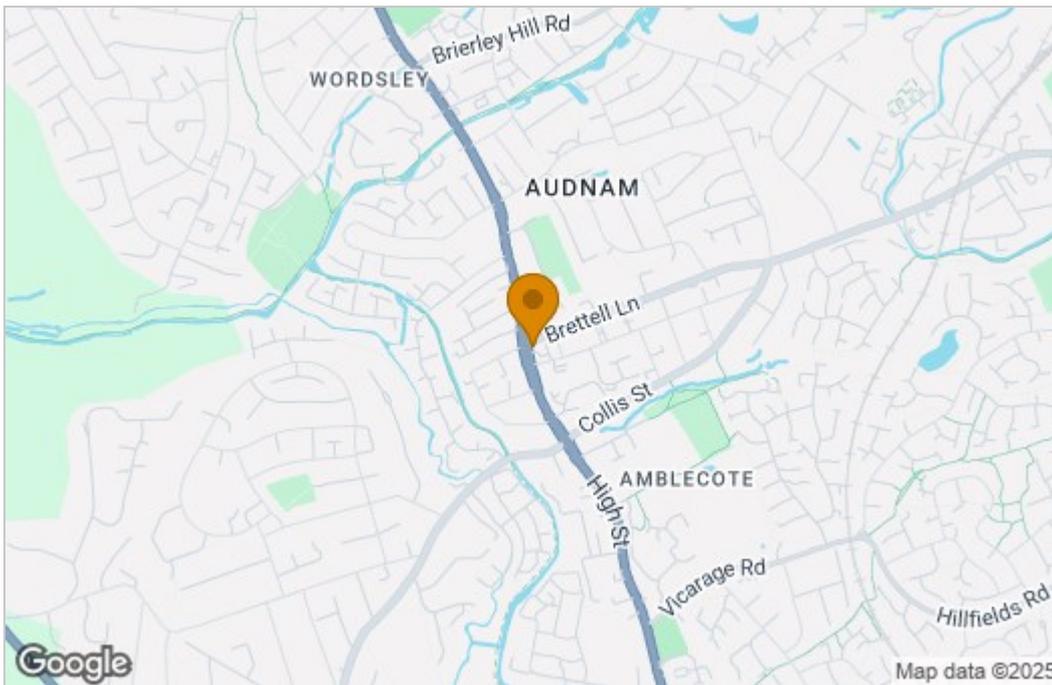
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying 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.

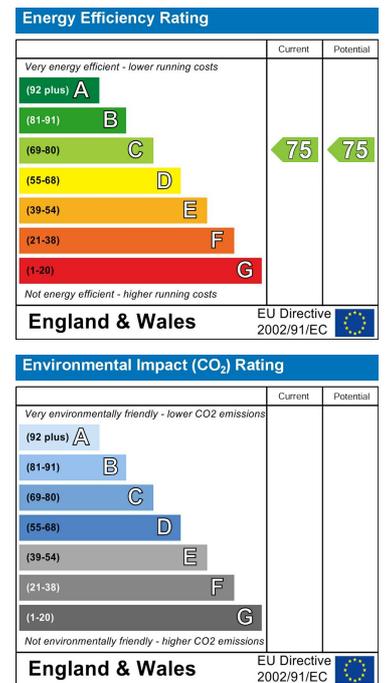
## Floor Plan



## Area Map



## Energy Efficiency Graph



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