



RE/MAX
Prime Estates



20 High Street, Stourbridge, DY8 4NJ
£360,000

NOTICE OF OFFER

Property Address: The Firs, 20, High Street Wollaston, Stourbridge, West Midlands, DY8 4NJ

We advise that an offer has been made for the above property in the sum of £360,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: RE/MAX Prime Estates, 63 High Street, Stourbridge, DY8 1DX

Agents Telephone Number: 01384 438 457

Being located in the heart of the ever-popular village of Wollaston, this delightful detached house on High Street offers a wonderful opportunity for those seeking a spacious family home. With a generous 1,421 square feet of living space, the property boasts three well-proportioned reception rooms, providing ample room for relaxation and entertaining. The four bedrooms are perfect for accommodating a growing family or guests,

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Approach

With a half height walled garden to the front

Entrance Hall

With a door leading from the front, stairs ascending to the first floor, doors to various rooms and a window to the rear

Sitting Room 12'7" x 15'3" (3.86 x 4.66)

With a door leading from the entrance hall, gas fire with decorative surround and hearth, double glazed sash bay window to front, and a central heating radiator

Lounge 12'7" x 15'3" (3.86 x 4.66)

With a door leading from the entrance hall, gas fire with decorative surround and hearth, double glazed sash bay window to front, double glazed sash window to rear, and a central heating radiator

Breakfast Kitchen 10'11" x 12'11" (3.35 x 3.94)

With a door leading from the reception hall, fitted with a range of wall and base units with work surfaces and tiled splashback, stainless steel sink with mixer tap and drainer, space for range cooker, stainless steel cooker hood, plumbing for washing machine, space for fridge freezer, double glazed french style doors to rear, door to dining room, tiled floor and a central heating radiator

Dining Room 10'11" x 8'5" (3.35 x 2.58)

With a door leading from the kitchen, double glazed french style doors from the conservatory, double glazed window to rear, door to cloakroom, tiled floor and a central heating radiator

Conservatory 13'0" x 9'4" (3.97 x 2.85)

With double glazed french style doors from the dining room, tiled floor and double glazed french style doors to rear

Cloakroom

With a door leading from the dining room, double glazed window to rear, WC, wash hand basin, tiled splashback, WC, wash hand basin, tiled floor and a central heating radiator

Cellar 15'3" x 13'9" (4.67 x 4.21)

With a door and stairs from the entrance hall to a useful storage space.

Landing

With stairs leading from the reception hall and doors to various rooms

Bedroom 13'9" x 12'7" (4.21 x 3.86)

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

Bedroom 13'9" x 10'2" (4.21 x 3.11)

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

Bedroom 9'7" x 8'4" (2.94 x 2.55)

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

Bedroom 14'2" x 5'9" (4.33 x 1.77)

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

Bathroom

With a door leading from the landing, bath, shower cubicle, WC, wash hand basin, part tiled walls, two double glazed windows to rear and a central heating radiator.

Garden

With access from the kitchen and dining room to two patio areas, steps leading up to lawn, garden shed to rear and block paved hardstanding to side with double gates leading to the driveway

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.

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.

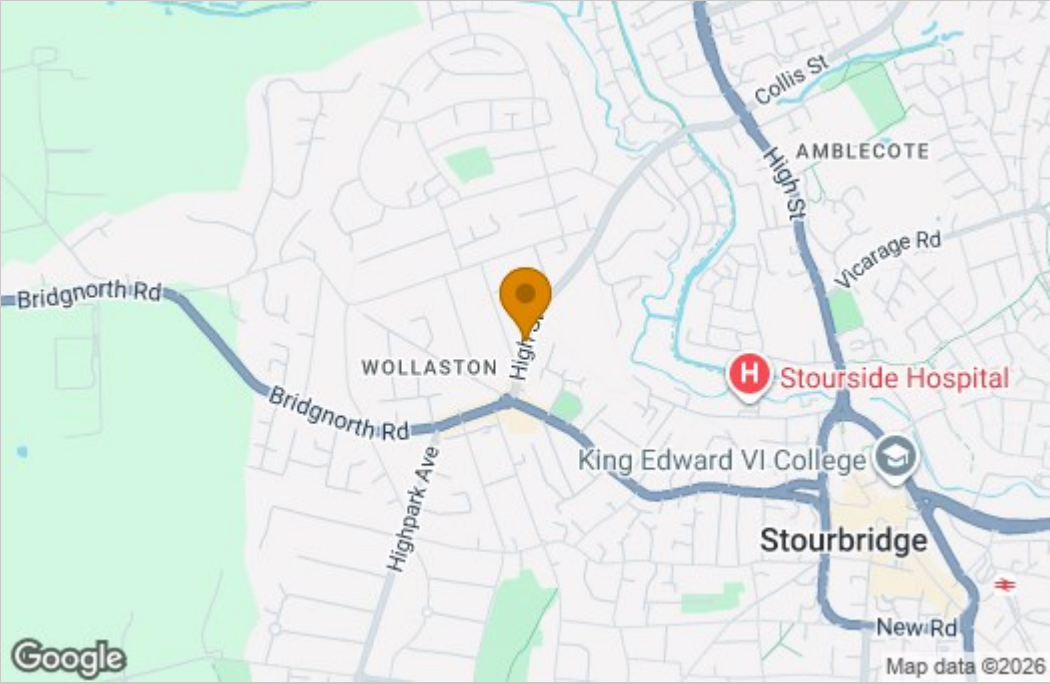
Floor Plan



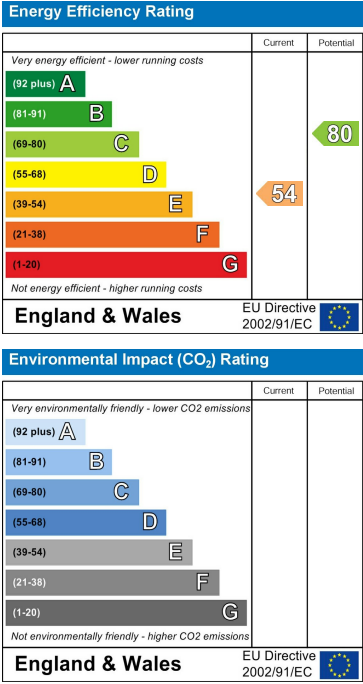
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TOTAL FLOOR AREA : 1710 sq.ft. (158.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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



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