



RE/MAX
Prime Estates



47 Wheeler Street, Stourbridge, DY8 1XL

£225,000

Located in the charming Wheeler Street in Stourbridge, this terraced house offers a perfect opportunity for first-time buyers. Boasting 2 reception rooms, 2 bedrooms, and 1 bathroom across 743 sq ft, this property is ideal for those seeking a cosy yet spacious home. Situated in the Old Quarter, this residence is within walking distance to local schools and amenities, making it a convenient choice for families.

Don't miss out on the chance to own a lovely property in this sought-after location.

Approach



With a small garden area to the front surrounded by half-height wall with white picket fence above

Lounge 14'5" x 11'10" (4.41 x 3.62)



With a door leading from the front garden, opening to further accommodation, open fireplace with traditional style decorative surround, a double glazed window to the front and a central heating radiator

Dining Room 11'3" x 11'10" (3.43 x 3.62)



With a door leading from the lounge, a door leading to the kitchen, under-stairs cellarette, a double glazed window to the rear and a central heating radiator

Kitchen 11'5" x 6'4" (3.5 x 1.95)



With a door leading from the dining room, fitted with a range of wall and base units with worktops, sink with mixer tap, cooker with extractor above, a door leading to the bathroom, a door leading to the rear garden, a double glazed window to the side and a central heating radiator

Bathroom



With a door leading from the kitchen, modern fitted suite with half height 'Metro' style tile surround, WC, hand wash basin, bath with shower over and full height 'Metro' style tile surround, a central heating radiator and a double glazed window to the side

Bedroom one 11'3" x 11'10" (3.43 x 3.61)



With a door leading from the landing, door to built-in storage cupboard, a double glazed window to the front and a central heating radiator

Bedroom Two 11'3" x 11'10" (3.43 x 3.61)



With a door leading from the landing, built-in storage cupboard, a double glazed window to the rear and a central heating radiator

Garden



With a door leading from the kitchen, courtyard area leading to shale area with shed 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

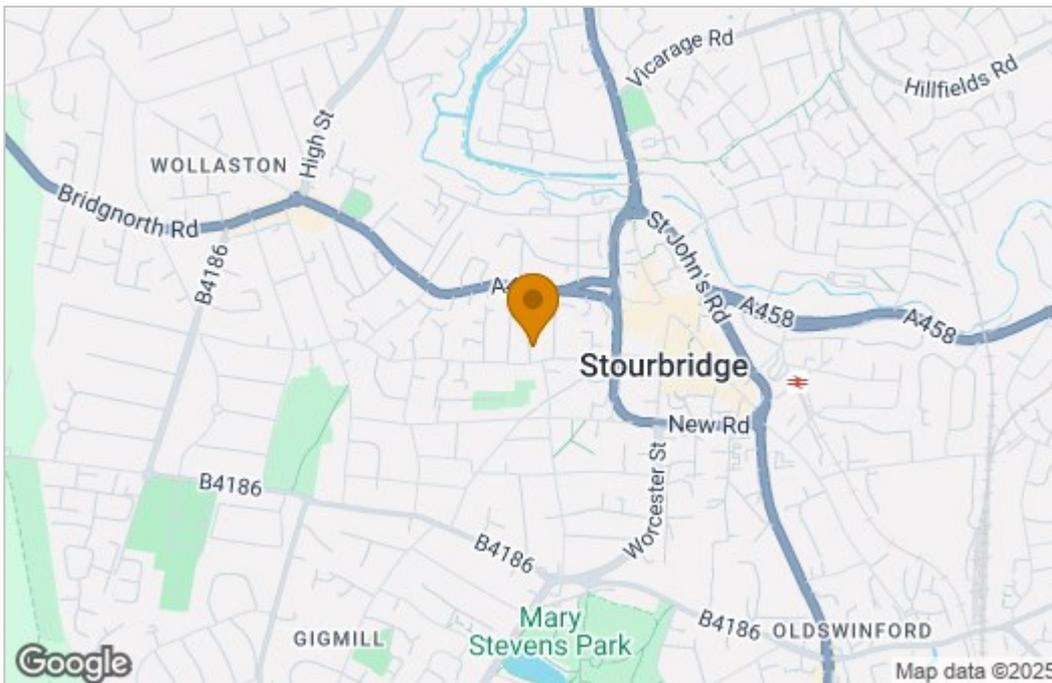
applicable for this service.

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

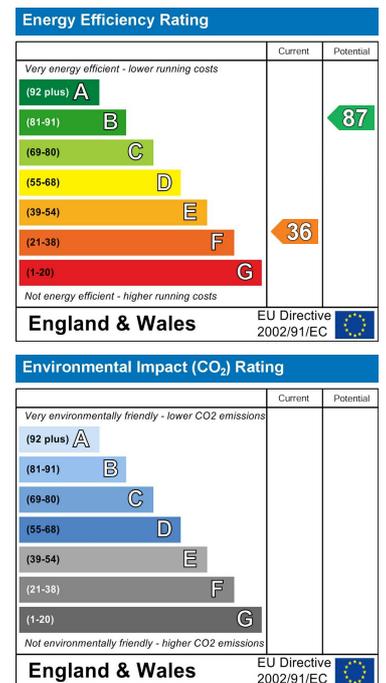
Floor Plan



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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