



RE/MAX
Prime Estates



25 Cotswold Road, Stourbridge, DY8 4UW

£250,000

Nestled on the charming Cotswold Road in Stourbridge, this delightful house is a gem waiting to be discovered. Boasting a generous living space, this property offers endless possibilities for creating your dream home. Situated conveniently close to local schools and amenities, this house is perfect for families looking for both comfort and convenience. With its prime location and potential, this property is a rare find in this sought-after area of Stourbridge.

Approach



With a dropped kerb leading to block paved driveway, up-and-over style garage door, secure side access gate offering access to the front door

Entrance Hall

With a door leading from the side entry, stairs leading to the first floor, under-stairs storage cupboard and doors leading to the living room and kitchen

Kitchen 13'3" x 7'6" (4.04 x 2.30)



With a door leaving from the entrance hall, fitted with a range of wall and base units with worktops above. integrated oven and hob with extractor hood, stainless steel sink with mixer tap and drainer, a door leading to the garage, a double glazed window to the front and a central heating radiator

Living Room 11'5" x 15'10" (3.5 x 4.83)



With a door leading from the entrance hall, decorative fireplace with brick surround and hearth, double glazed patio doors leading to the rear garden and a central heating radiator

Landing

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

Master Bedroom 11'5" x 15'11" (3.49 x 4.86)



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

Bedroom 9'5" x 9'3" (2.89 x 2.84)



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

Bedroom 9'6" x 6'5" (2.91 x 1.97)



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

Bathroom



With a door leading from the landing, full height aqua-panel surround, hand wash basin, WC, walk in shower with screen, a double glazed window to the side and a central heating radiator

Garage 16'4" x 8'0" (4.99 x 2.46)

Garden

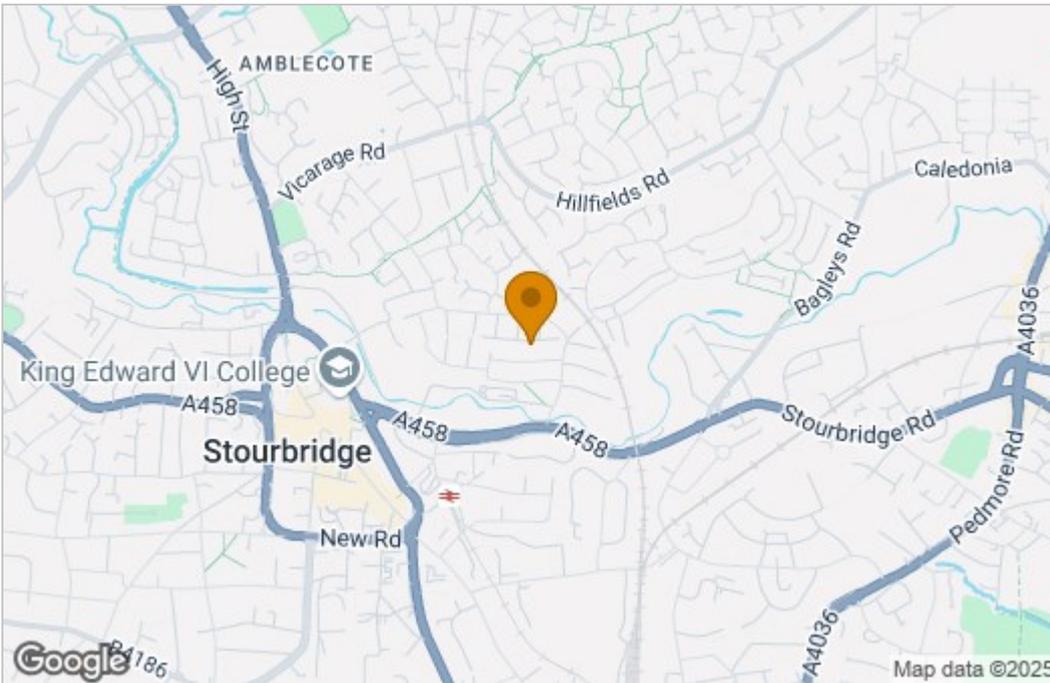


With a door leading from the living room, patio area to front with steps leading down to lawn beyond, further patio with shrub borders and garden building

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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