



**RE/MAX**  
Prime Estates



**116 Lea Vale Road, Stourbridge, DY8 2AU**

**£385,000**

Nestled on the ever popular Lea Vale Road in Stourbridge, this semi-detached bungalow presents an excellent opportunity for comfortable living. The property boasts two well-proportioned bedrooms and two bathrooms, making it ideal for small families or those seeking single-storey convenience.

Upon entering, you will find a spacious reception room that welcomes you with its bright and airy atmosphere. The modern kitchen diner has been thoughtfully re-designed, providing a perfect space for culinary pursuits and casual dining. The entire property has been fully refurbished within the last three years, ensuring that it meets contemporary standards. Notable upgrades include a new roof, electrical work, a new central heating system, and double glazing throughout, all contributing to energy efficiency and comfort.

For those with vehicles, the property offers ample parking space for multiple vehicles. The outdoor space is equally appealing, providing a manageable garden area that can be tailored to your preferences.

This bungalow is not only a practical choice but also a stylish one, with modern finishes and a layout that maximises space and light. Its location offers a blend of tranquillity and accessibility, with local amenities, parks and transport links within easy reach. This property is a must-see for anyone looking to enjoy a well-appointed home in a sought-after area.

## Approach



With a dropped kerb leading to tarmac driveway, garage door access and a door leading to;

### Entrance Hall

With a door leading from the front driveway, doors to various rooms and a central heating radiator

### Living Room 20'6" x 14'0" (6.27 x 4.28)

With a door leading from the entrance hall, a door leading to the kitchen diner, gas fireplace with decorative surround, a double glazed sliding door to the conservatory and central heating radiators

### Kitchen Diner 11'11" x 19'2" (3.64 x 5.86)



With a door leading from the living room, fitted with a range of wall and base units with worktops, integrated appliances, hob with extractor hood above, doors leading to the garage and garden, a double glazed lantern window, a double glazed window to the rear and a central heating radiator

## Conservatory 6'5" x 10'9" (1.96 x 3.28)



With a double glazed sliding patio door from the living room, double glazed windows to three sides, doors leading to the rear garden

### Bedroom 13'10" x 11'1" (4.22 x 3.39)

With a door leading from the entrance hall, fitted wardrobes with dressing table, a double glazed window to the front and a central heating radiator

### Bedroom 10'7" x 8'6" (3.25 x 2.60)



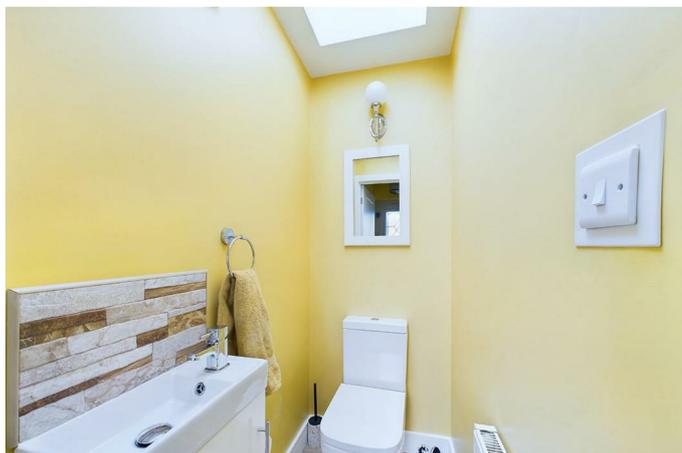
With a door leading from the entrance hall, fitted wardrobes with dressing table, a double glazed window to the side and a central heating radiator

### Bathroom 3'9" x 9'4" (1.16 x 2.86)



With a door leading from the entrance hall, WC, hand wash basin, bath with shower over, a double glazed skylight window in the ceiling and a central heating radiator

## WC



With a door leading from the entrance hall, WC, hand wash basin, skylight window and a central heating radiator

### Garage 12'5" x 7'1" (3.81 x 2.18)

With a door leading from the driveway, electricity outlet points and a door leading to the kitchen diner

### 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:

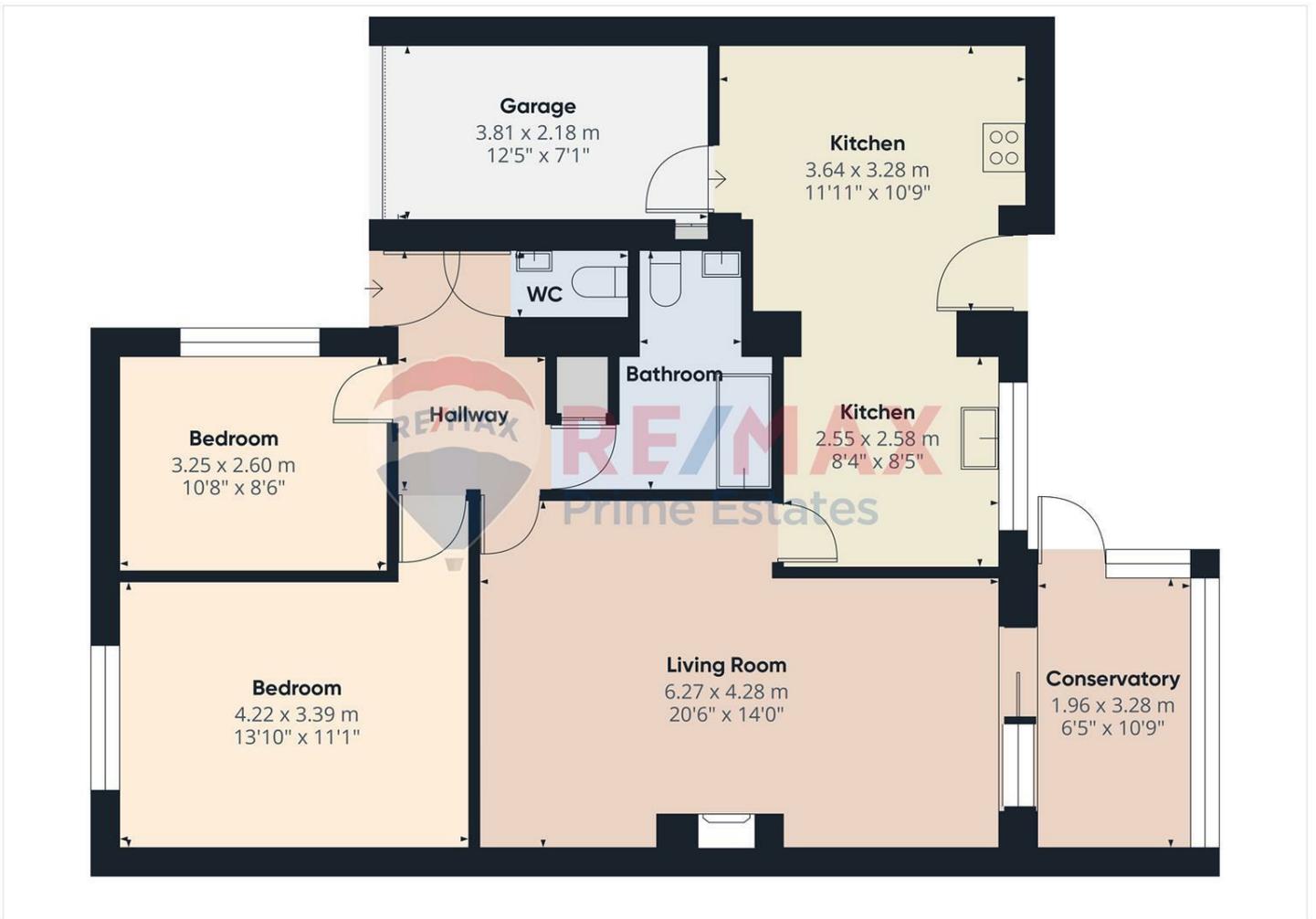
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you 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:

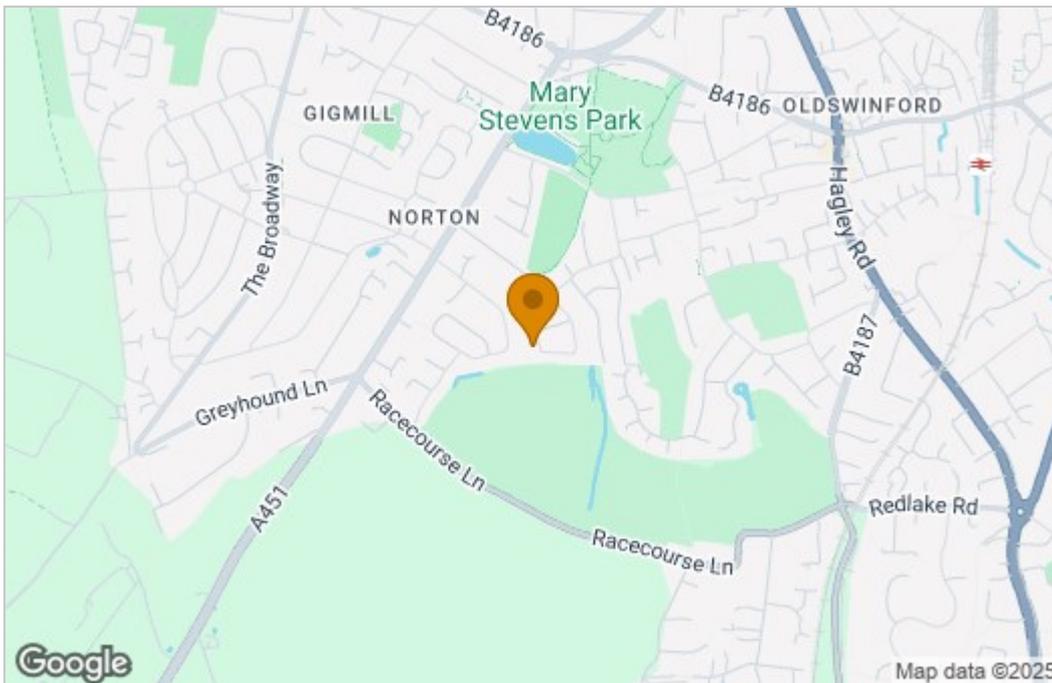
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with 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.

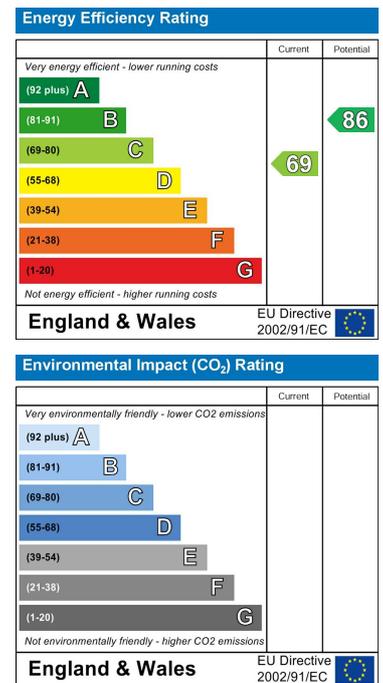
## Floor Plan



## Area Map



## Energy Efficiency Graph



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