



**RE/MAX**  
Prime Estates



**14 Unwin Crescent, Stourbridge, DY8 3UY**  
**£172,000**

Situated on Unwin Crescent in the sought-after 'Old Quarter' of Stourbridge, this detached house presents an incredible development opportunity for those looking to create their ideal home. The property features two reception rooms, providing ample space for both relaxation and entertaining. With three bedrooms and two bathrooms, it offers a practical layout suitable for families or those needing extra space.

The house is set on a generous plot, complete with a driveway for convenient off-street parking and a spacious rear garden, ideal for outdoor activities or potential landscaping projects. However, it is important to note that the property is in need of full renovation, allowing the new owner to tailor the space to their specific needs and preferences.

This location is well-regarded for its community feel and accessibility to local amenities, making it a desirable area for potential buyers. With the right vision and investment, this property could be transformed into a stunning family home.

## Approach



Paved patio driveway, with lawn to the side. Side access to the rear of the property.

## Entrance Hall

Doors leading to the dining room, kitchen and lounge, stairs leading to the first floor.

## Kitchen 11'4" x 8'11" (3.47 x 2.72)



With a double glazed window to the rear, stone tiled flooring, a range of wall and base units, inset gas hob and sink.

## Living Room 20'3" x 10'0" (6.19 x 3.07)



Double glazed windows to the front and rear.

## Dining Room 13'5"x 8'10" (4.090x 2.71)



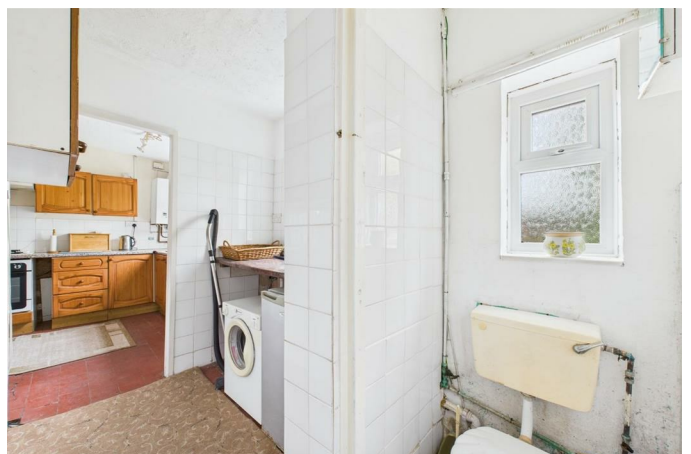
Double glazed window to the front and rear.

## Utility Room 5'10" x 5'1" (1.78 x 1.55)



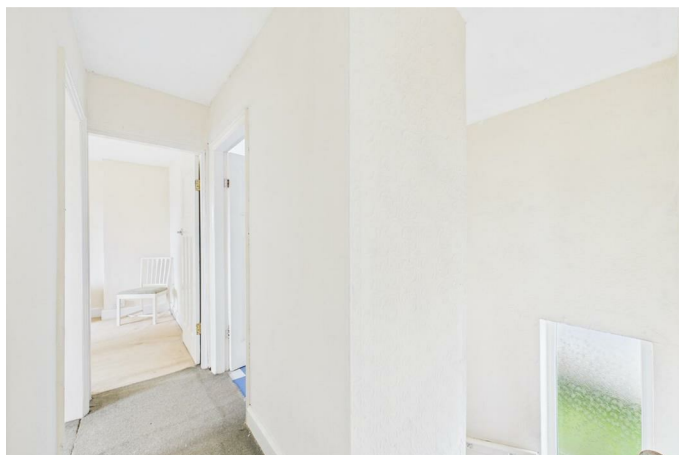
Double glazed window to the rear, door to the side leading to the rear garden. Door to the WC, stone tiled flooring.

## WC



Double glazed window to the rear, WC.

## Landing



Doors leading to the bedrooms and bathrooms.

**Bedroom 20'1" x 9'11" (6.14 x 3.04)**



With a door from the landing, double glazed windows to the front and rear

**Bedroom 14'4" x 8'9" (4.37 x 2.69)**



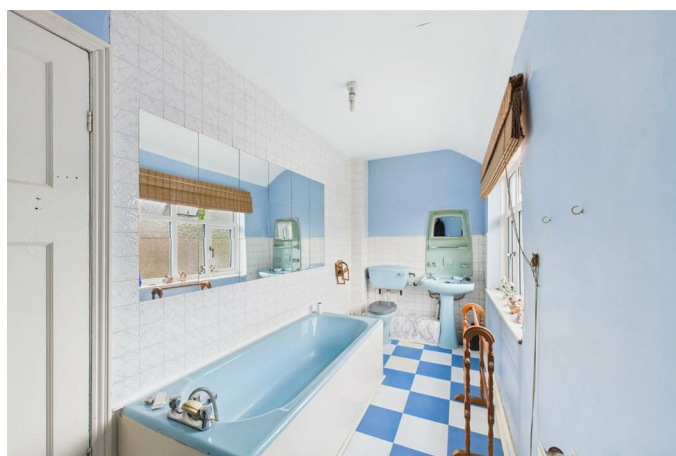
With a door from the landing, double glazed windows to the rear

**Bedroom 11'5" x 8'11" (3.49 x 2.72)**



With a door from the landing, double glazed windows to the rear

**Bathroom 5'2" x 12'4" (1.59 x 3.76)**



With a door from the landing, WC, hand wash basin, bath with tile surround and a double glazed window to the front

## Garden



With a door from the utility, raised patio to the front with steps leading to lawn beyond, mature shrubbery throughout and a side access gate to the front

### Money Laundering Regulations

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.

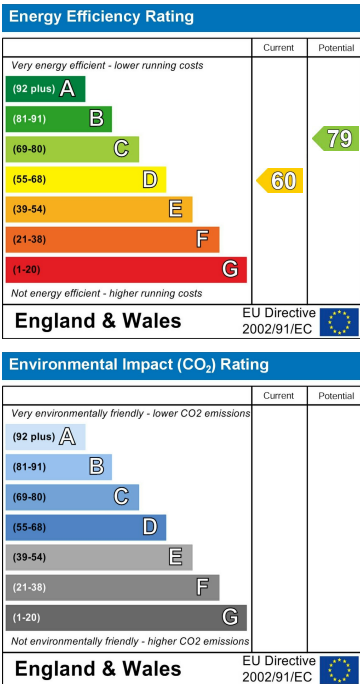
Floor Plan



Area Map



Energy Efficiency Graph



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