



**RE/MAX**  
Prime Estates



**38 Bridle Road, Stourbridge, DY8 4QE**  
**Offers in the region of £425,000**

Nestled on the charming Bridle Road in Stourbridge, this delightful mid-terrace house offers a perfect combination of traditional elegance and modern convenience. Built in 1905, the property has been thoughtfully extended and modernised, ensuring that it retains many of its original character features while providing a comfortable living space for contemporary lifestyles.

Spanning an impressive 1,647 square feet, this home boasts two inviting reception rooms, ideal for both relaxation and entertaining. The three spacious double bedrooms provide ample accommodation for families or guests, ensuring everyone has their own private retreat. The well-appointed bathroom adds to the practicality of the home, catering to the needs of modern living.

One of the standout features of this property is the off-street parking available at the front, complete with a dropped kerb, offering convenience and ease for residents and visitors alike.

The enviable location of Bridle Road places you within easy reach of local amenities, including shops, schools, and parks, making it an ideal choice for families and professionals. The vibrant town centre of Stourbridge is just a short distance away, offering a variety of dining, shopping, and leisure options. Additionally, excellent transport links ensure that commuting to nearby cities is both straightforward and efficient.

This traditional style home is a rare find, combining the charm of its historical roots with the comforts of modern living. It presents an excellent opportunity for those seeking a well-appointed home in an extremely highly sought after address.

## Approach



With a dropped kerb to the front offering vehicular access to block paved driveway, gated side entrance and;

## Entrance Porch



With a door leading from the front, a door leading to;

## Entrance Hall



With a door leading from the entrance porch, 'Minton' style tiled flooring, doors to various rooms, a door offering access to the cellar, stairs ascending to the first floor and a central heating radiator

## Living Room 13'8" x 11'0" (4.19 x 3.36)



With a door leading from the entrance hall, restored original wood flooring, feature fireplace with log burning stove, traditional surround with hearth, built in alcove storage cupboards, traditional bay window with fitted hardwood shutters to the front and a central heating radiator

## Open Plan Kitchen Diner 37'6" x 14'4" (11.44 x 4.37)

With a door leading from the entrance hall, open plan dining space to kitchen with wall and base units with 30mm Quartz worktops above, integrated appliances including double oven, gas burning hob with stainless steel extractor above, Belfast style sink with mixer tap and drainer grooves, breakfast peninsular with storage and seating, doors to the WC and utility, exposed brick feature wall, under-floor heating throughout, double glazed bi-folding doors to the rear garden, double glazed windows to the side and central heating radiators

## Utility 3'1" x 7'2" (0.95 x 2.2)



With a door leading from the dining area, laundry machinery outlet points, wall and base units with worktop and stainless steel sink with mixer tap and drainer

## WC



With a door leading from the dining area, WC, hand wash basin and a central heating radiator

## Landing

With stairs leading from the entrance hall, doors to various rooms, access to built in store and stairs ascending to the loft bedroom

## Bedroom 11'10" x 14'8" (3.62 x 4.48)



With a door leading from the landing, restored original wood flooring, built in wardrobe storage, traditional fireplace, a double glazed window to the front and a central heating radiator

## Bedroom 11'9" x 10'11" (3.60 x 3.35)



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

## Family Bathroom



With a door leading from the landing, WC, hand wash basin, walk-in shower cubicle with glass screen, free-standing roll top bath with mixer tap, built in store cupboard, a double glazed window to the rear and a central heating radiator

## Bedroom 16'6" x 9'9" (5.03 x 2.99)

With a door leading from the second stairway, built-in eaves storage, double glazed dormer window to the rear and a central heating radiator

## Cellar

With stairs leading from the entrance hall, currently used as a storage facility

## Garden



With bi-folding doors leading from the kitchen, patio area to the front with lawn beyond, further gravel area with fenced wood-chip area to the rear

### 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:

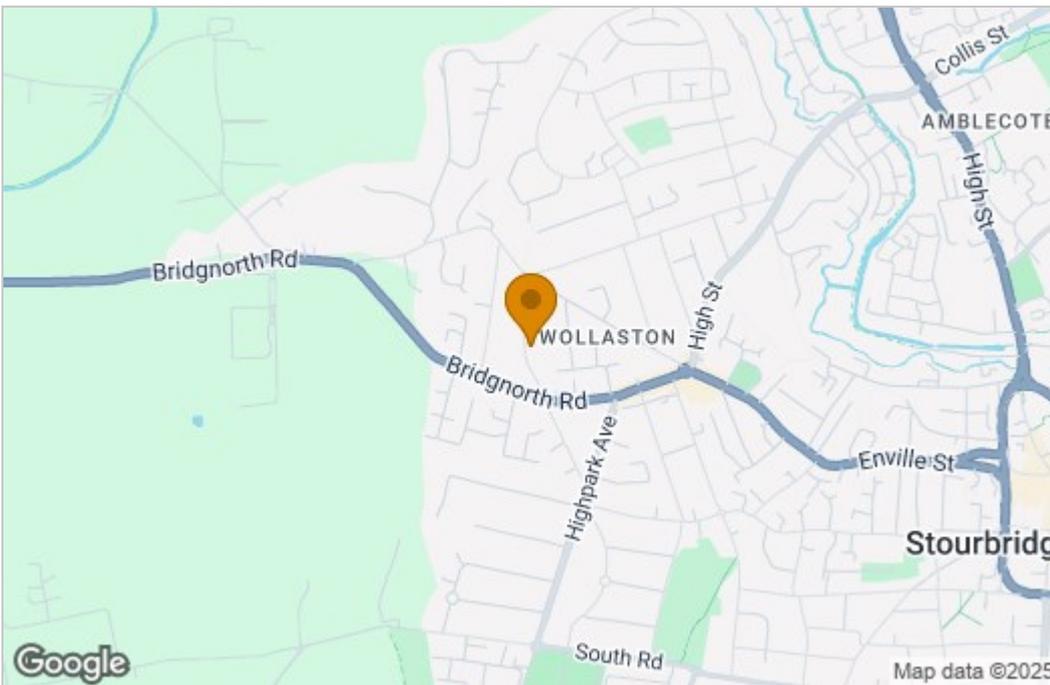
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

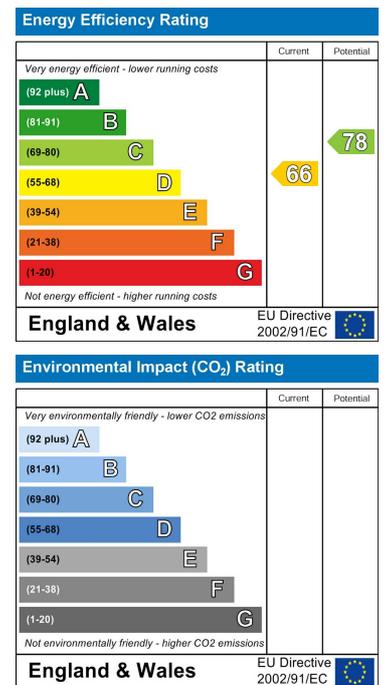
# Floor Plan



# Area Map



# Energy Efficiency Graph



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