



RE/MAX
Prime Estates



12 Bridle Road, Stourbridge, DY8 4QE

£275,000

Being situated in the highly sought-after Bridle Road, Stourbridge, this charming terraced house offers a delightful blend of traditional style and modern living. Spanning an impressive 958 square feet, the property has been thoughtfully modernised and extended, providing a comfortable and inviting atmosphere for its residents.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is designed to maximise space and light, creating a warm and welcoming environment. The two well-proportioned bedrooms offer a peaceful retreat, ideal for relaxation after a long day.

The modernisation of the home has been carried out with care, preserving its traditional charm while incorporating contemporary comforts.

Bridle Road is renowned for its desirable location, making this home an excellent choice for those seeking a vibrant community with easy access to local amenities. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents a wonderful opportunity to enjoy a quality lifestyle in a picturesque setting.

In summary, this modernised terraced house on Bridle Road is a rare find, combining the best of both worlds: traditional elegance and modern convenience. Do not miss the chance to make this delightful home your own.

Approach

With a wrought iron gate offering access to pathway, mature gravelled shrub garden to the side

Living Room 11'10" x 11'11" (3.61 x 3.64)



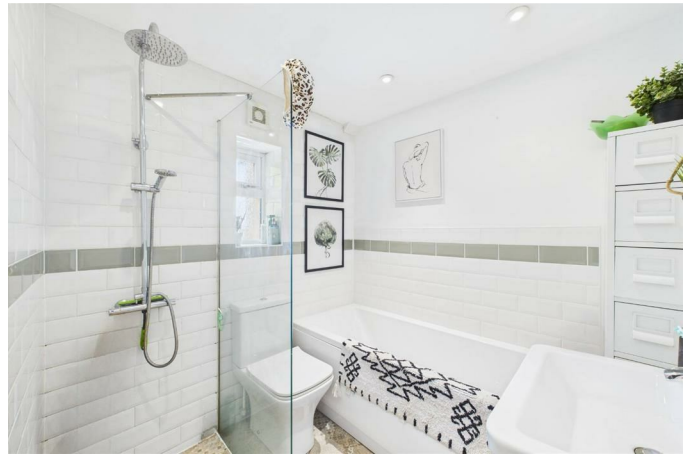
With a door leading from the front, a door leading to the kitchen, a central heating radiator and a double glazed window to the front

Kitchen Diner 21'7" x 11'7" (6.59 x 3.54)



With a door leading from the living room, dining area with space for a solid fuel burning stove with hearth and beam, a door leading to the staircase, fitted kitchen with a range of wall and base units with solid wood worktops, metro style tile splashbacks, double Belfast sink with mixer tap, freestanding range cooker with extractor hood above, double glazed lantern window to the ceiling, a door leading to the bathroom, and double glazed patio doors to the rear garden

Bathroom



With a door leading from the kitchen, WC, hand wash basin, bath, walk-in shower cubicle with glass screen and full height tile surround, a double glazed window to the rear and a central heating radiator

Landing

With stairs leading from the kitchen, doors to various rooms

Bedroom 11'9" x 11'10" (3.6 x 3.61)



With a door leading from the landing, decorative traditional fireplace, alcove storage, a double glazed window to the front and a central heating radiator

Bedroom 10'11" x 11'11" (3.35 x 3.64)



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

Loft 17'2" x 10'4" (5.24 x 3.16)



With a staircase leading from the landing, skylight windows to both ceilings and a central heating radiator

Garden



With doors leading from the kitchen, raised deck area to the front with lawn beyond

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 (£60 inclusive of 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:

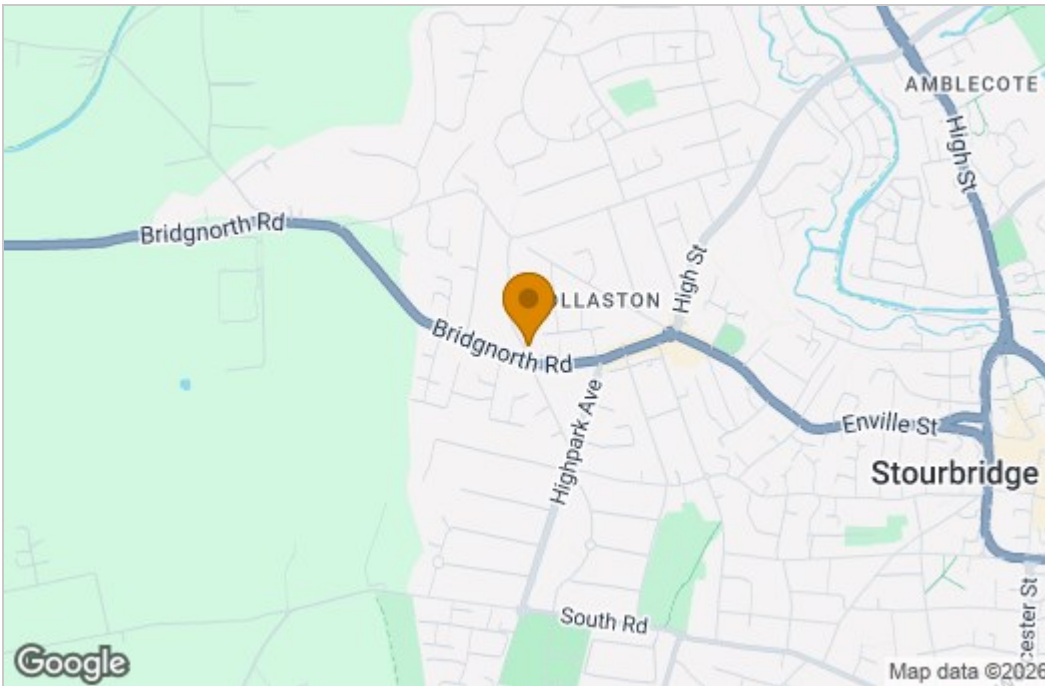
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

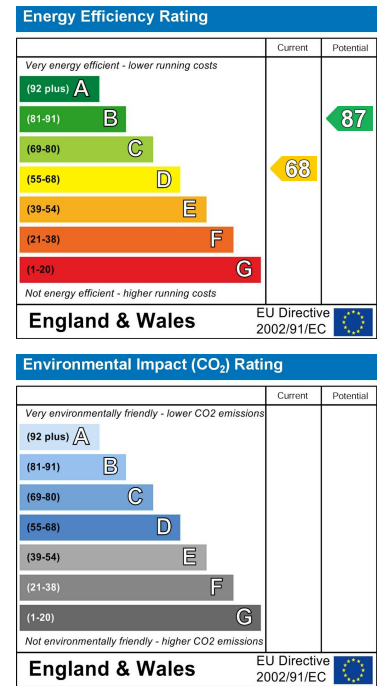
Floor Plan



Area Map



Energy Efficiency Graph



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