



RE/MAX
Prime Estates



33 King Street, Stourbridge, DY8 3QB

£249,950

Situated on King Street in the desirable area of Wollaston, Stourbridge, this end terrace house presents an excellent opportunity for first-time buyers. The property features two well-proportioned bedrooms and a modern bathroom, making it a practical choice for those looking to take the first step onto the property ladder.

The home has been thoughtfully modernised while retaining its traditional charm, offering a comfortable living space that is both stylish and functional. One of the standout features of this property is the larger than expected rear garden, which requires minimal maintenance, providing a pleasant outdoor area for relaxation or entertaining.

Wollaston is a vibrant community with a range of local amenities to cater to everyday needs. Residents will find a selection of shops, cafes, and restaurants within easy reach, ensuring convenience for daily errands. The area is well-served by public transport, with good connections to Stourbridge town centre and beyond, making commuting straightforward.

This property not only offers a comfortable living environment but also benefits from its prime location, which is close to local schools and parks, enhancing its appeal for families and individuals alike. With its blend of modern updates and traditional features, this home is a commendable choice for those seeking a property in a well-connected and thriving area.

Approach



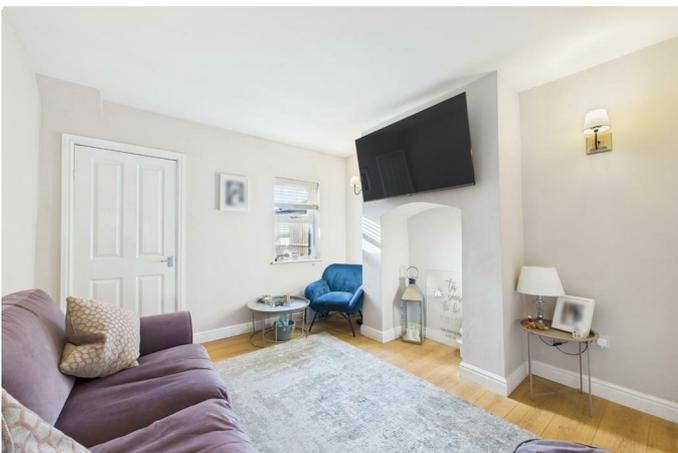
With an attractive frontage to the footpath, door leading to;

Dining Room 10'9" x 11'5" (3.30 x 3.49)



With a door leading from the front, fireplace with mantel, opening to the living room and stair access, a double glazed window to the front with fitted shutters and a central heating radiator

Living Room 10'7" x 11'2" (3.24 x 3.41)



With an opening from the dining room, a door leading to the kitchen, a door leading to the under-stairs storage, fireplace, a double glazed window to the rear and a central heating radiator

Kitchen 6'11" x 15'9" (2.11 x 4.81)



With a door leading from the living room and a door to the rear lobby, fitted with a range of wall and base units with worktops, integrated oven with hob and extractor above, stainless steel sink with mixer tap and drainer, double glazed skylight windows to the ceiling, double glazed windows to the side, a door leading to the garden and a central heating radiator

Rear Lobby

With a door leading from the kitchen, a door leading to the ground floor bathroom and a door leading to the utility cupboard

Ground Floor Bathroom



With a door leading from the ground floor lobby, full height tile surround, WC, hand wash basin, bath with shower over and glass screen, a double glazed window to the rear and a central heating radiator

Landing

With stairs leading from the ground floor, doors to various rooms

Bedroom 10'7" x 11'4" (3.24 x 3.47)



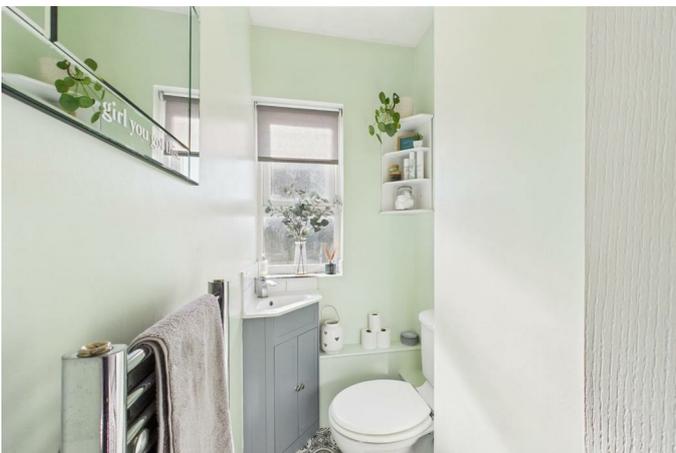
With a door leading from the landing, a double glazed window with fitted shutters to the front and a central heating radiator

Bedroom 6'8" x 11'4" (2.05 x 3.47)



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

First Floor WC



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

Garden



With a door leading from the kitchen, composite decking with glass balustrade and gate offering access to further gravel area, garden buildings and further garden area

Money Laundering Regulation

At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £60 including VAT per person will be applicable for this service.

Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

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:

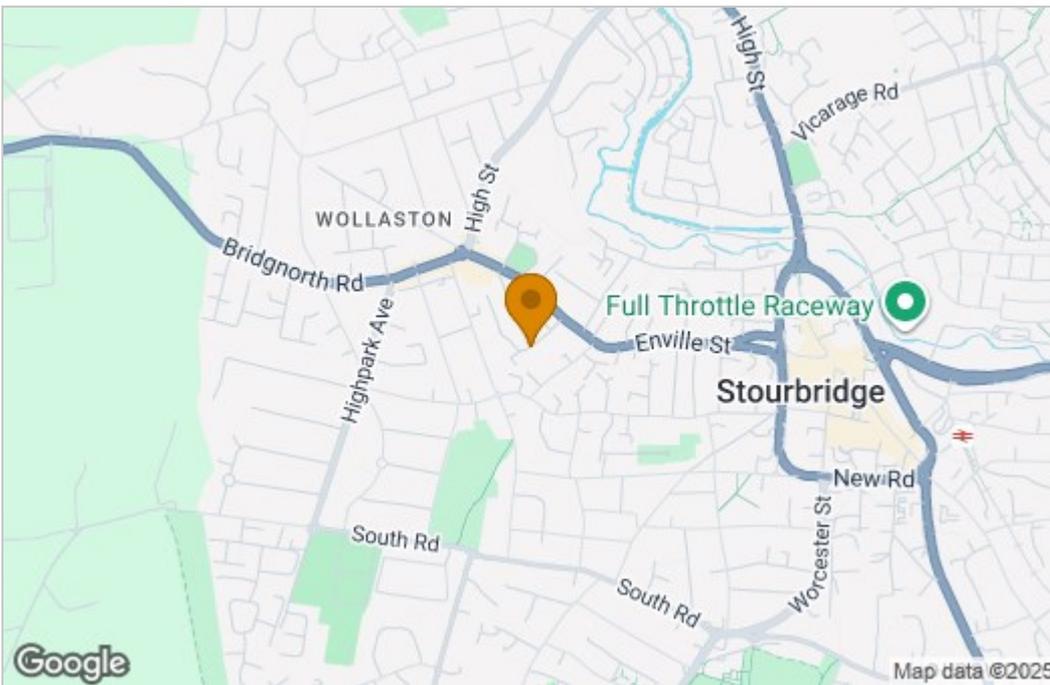
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

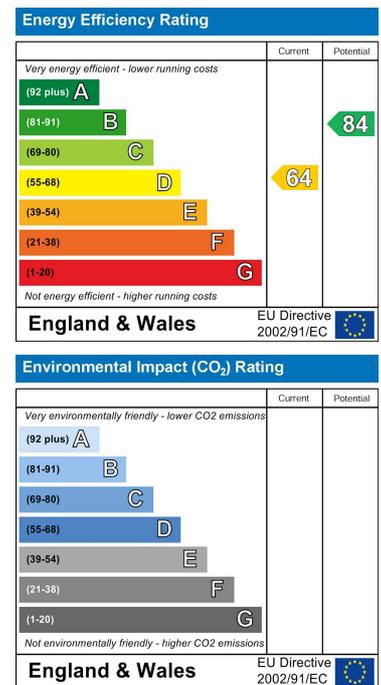
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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