



RE/MAX
Prime Estates



21 St. Giles Row, Lower High Street, Stourbridge, DY8 1TR
£270,000

This mid-terrace townhouse, is situated on St. Giles Row, conveniently located on the Lower High Street in Stourbridge. The property features four well-proportioned bedrooms, with one bedroom located on the ground floor, making it suitable for a variety of living arrangements.

The house includes one reception room, providing a comfortable space for relaxation or entertaining guests. Additionally, there are two bathrooms with (one being en-suite) and two separate WC's, enhancing the convenience for residents and visitors alike.

For those with vehicles, the property benefits from gated private parking at the rear, ensuring security and ease of access. Residents can also enjoy the use of communal gardens, offering a pleasant outdoor space for leisure activities.

The location is advantageous, with Stourbridge town centre on the doorstep, providing access to a range of shops, restaurants, and local amenities. This property presents an excellent opportunity for those seeking a modern home in a central location.

Approach

With steps leading from the footpath, a door leading to;

Entrance Hall

With a door leading from the front, doors to various rooms, a door to the rear offering access to the parking facilities, stairs leading to the first floor and a central heating radiator

Ground Floor Bedroom 10'6" x 10'2" (3.21 x 3.11)



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

WC

With a door leading from the entrance hall, WC, hand wash basin, a double glazed obscured window to the side and a central heating radiator

First Floor Landing

With stairs ascending from the ground floor, stairs to the first floor, doors to various rooms and storage cupboard

Kitchen Diner 11'7" x 14'2" (3.55 x 4.32)



With a door leading from the first floor landing, fitted with a range of wall and base units with worktops, integrated oven and hob with extractor above, stainless steel sink with mixer tap and drainer, space for additional appliances, double glazed windows to the rear and a central heating radiator

Living Room 10'6" x 14'2" (3.22 x 4.32)



With a door leading from the first floor landing, double glazed windows to the front and central heating radiators

WC



With a door leading from the first floor landing, WC, hand wash basin and a central heating radiator

Second floor landing

With stairs ascending from the first floor landing, doors to various rooms

Bedroom 10'8" x 10'2" (3.27 x 3.11)



With a door leading from the second floor landing, a door to the en-suite, double glazed window to the front and a central heating radiator

En-Suite



With a door leading from the bedroom, WC, hand wash basin, shower cubicle with glass screen, a double glazed window to the front and a central heating radiator

Bedroom 11'3" x 8'5" (3.43 x 2.57)



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

Bedroom 11'8" x 5'5" (3.56 x 1.67)



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

Bathroom



With a door leading from the second floor landing, WC, hand wash basin, bath and a central heating radiator

Parking

Being set to the rear of the property, space for one vehicle in car-port. The parking is accessed via remote operated double wrought iron gate

Communal



Residents of St Giles Row have access to communal garden space

Money Laundering Regulation

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) 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:

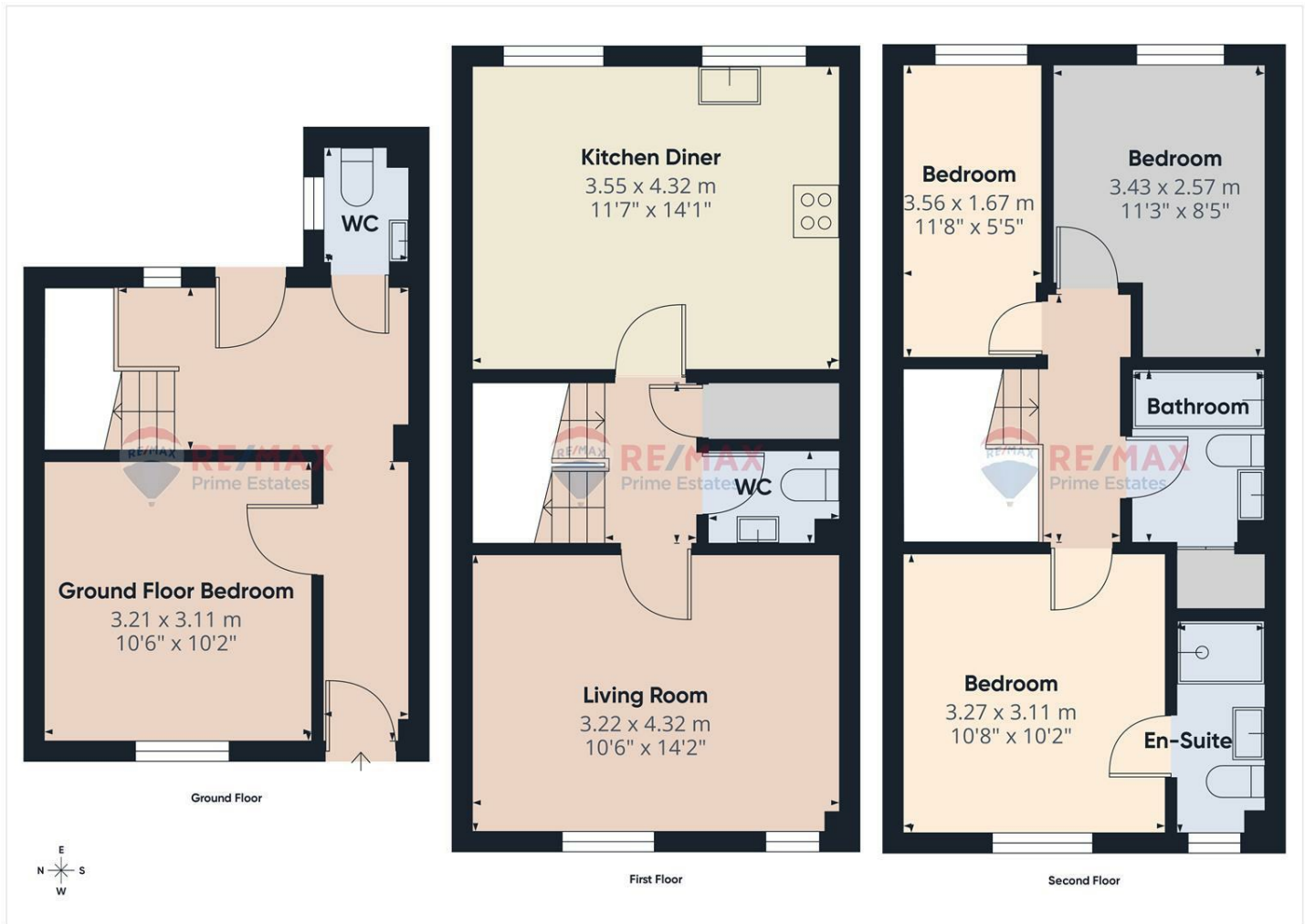
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you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

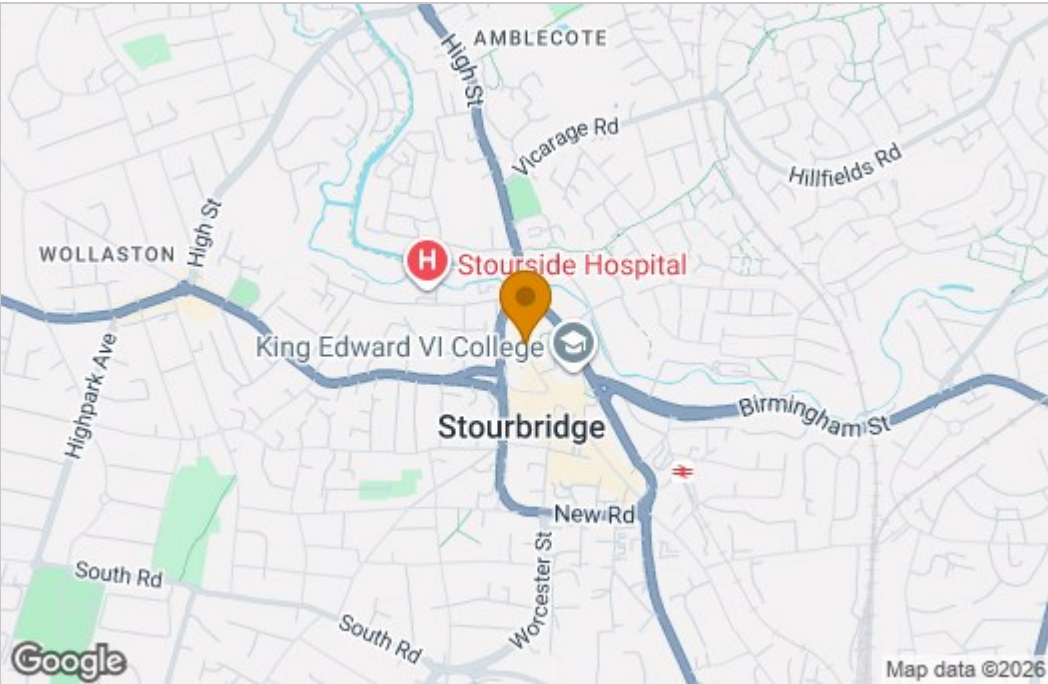
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

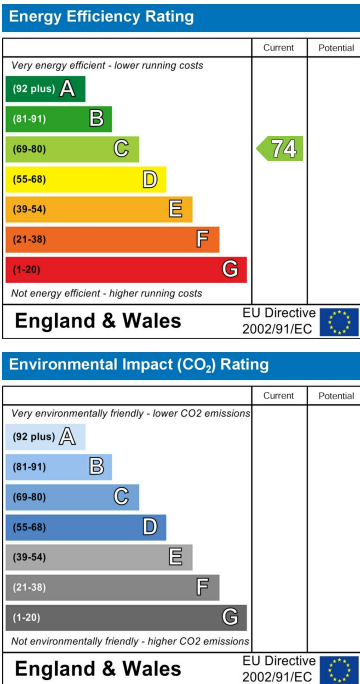
Floor Plan



Area Map



Energy Efficiency Graph



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.