RE/MAX Prime Estates

36 Witton Street, Stourbridge, DY8 3YE

Offers in the region of £300,000

Nestled on the charming Witton Street in Stourbridge, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

With two well-proportioned bedrooms, this residence offers ample space for a small family or professionals looking for a comfortable living environment. The bathroom is conveniently located, ensuring ease of access for all occupants.

The mid-terrace design not only enhances the property's character but also provides a sense of community in this friendly neighbourhood. Stourbridge is known for its rich history and vibrant local amenities, including shops, parks, and schools, making it an ideal location for those who appreciate both convenience and charm.

This property is a wonderful canvas for personalisation, allowing you to create a home that reflects your style and needs. Whether you are looking to invest or settle down, this house on Witton Street is a fantastic choice that combines comfort, practicality, and a prime location. Do not miss the chance to make this lovely property your own.

Approach

Porch
Double glazed door leading to the street, single glazed door leading into the entrance hall.

Entrance Hall
Stairs to first floor, doors to living room, dining room and porch, central heating radiator.

Living Room 9'3" x 13'9" (2.84 x 4.21)
Double glazed window to the front, central heating radiator.

Dining Room 13'9" x 11'11" (4.21 x 3.65)
Single glazed window to the rear, solid fuel burner, storage cupboard, central heating radiator, door leading to the kitchen.

Kitchen 7'6" x 23'0" (2.30 x 7.03)
Single glazed door leading to the rear garden with single glazed window panels surrounding, double glazed windows to the side, a range of wall and base units, integrated oven with hob and cooker hood, stainless steel sink and drainer.

Landing
Doors leading to bedrooms and bathroom.

Bedroom 13'6" x 11'10" (4.13 x 3.62)
Double glazed window to the front, central heating radiator, build in storage cupboard.

Bedroom 8'5" x 11'11" (2.57 x 3.64)
Double glazed window to the rear, central heating radiator.

Bathroom
Double glazed window to the rear, heated towel rail, WC, wash hand basin, bath, shower cubicle.

To The Rear
Gated access to the shared passageway, stairs leading up to the garden. Paved patio, ideal for seating leading to the lawned area with stone walkway leading to the rear. Further paved area and lawned area.

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.

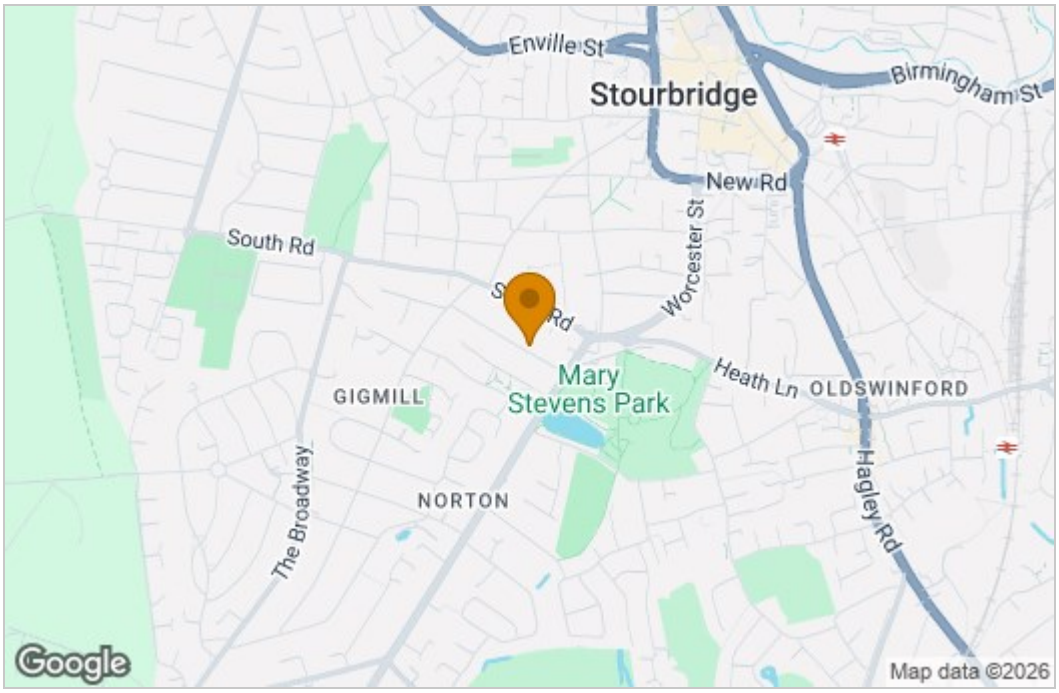
Financial Services Referrals:
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or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

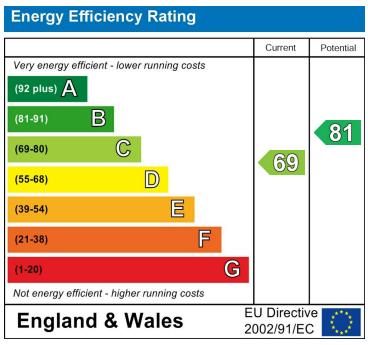
Money Laundering Regulations
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. 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.

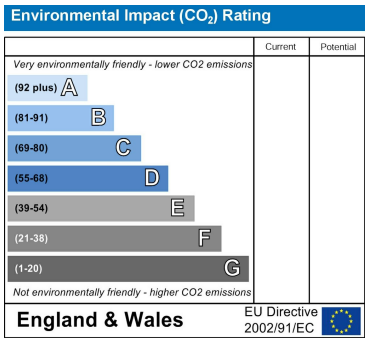
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Stourbridge, West Midlands, DY8 1DX
Tel: +44 (0) 1384 438457 Email: prime.estates@remax.uk https://remax.uk/locations/RE-MAX-Prime-Estates