RE/MAX Prime Estates

17 Cranbourne Road, Stourbridge, DY8 1QZ

Offers in excess of £450,000

Presenting a charming four bedroom family residence beautifully spanning 1577 square feet in a highly sought-after location.
The thoughtfully established floor plan accommodates four generously-sized bedrooms, three of which complete with fitted wardrobes on the first floor. A complementing full bathroom equipped with both a shower and bath is also located on this floor for your convenience.
The ground floor hosts a utility room, a handy WC, twin living rooms promoting airy, spacious living areas, a kitchen armed with modern appliances, and an attached garage to secure your vehicle or offer added storage options.
The dwelling is placed in a magnificent location, nestled amidst esteemed educational institutions such as Oldswinford Hospital School & Sixth Form and Redhill Secondary School, perfect for families with educational needs at various stages.
The Stourbridge Junction transit station is conveniently close, ensuring hassle-free commuting and the vibrant green expanses of Mary Stevens Park are a stroll away for leisurely outdoor pursuits. Including amenities like the local pubs & restaurants and bustling Stourbridge Town Centre nearby, this home truly melds comfort, functionality, and an ideal location catering to all your requirements.

Approach

With a dropped kerb offering vehicular access, tarmacadam driveway leading to the up-and-over garage door, lawn border, front door under storm porch leading to;

Entrance Hall

With a door leading from the front, doors to various rooms, stairs ascending to the first floor, double glazed obscured window to the front and a central heating radiator

Kitchen 11'10" x 15'11" (3.62 x 4.86)

With a door leading from the entrance hall, doors to the utility and living room, fitted with a range of wall and base units with worktops with integrated appliances, service hatch to the dining area, a double glazed window to the rear and a central heating radiator

Utility 5'10" x 5'5" (1.80 x 1.66)

With a door leading from the kitchen, fitted base unit with worktop above and space for laundry machinery, wall mounted central heating boiler, a double glazed door leading to the rear garden, a double glazed window to the rear and a central heating radiator

Lounge Diner 9'3" x 29'2" (2.82 x 8.9)

With a door leading from the entrance hall, fireplace with decorative surround and hearth, double glazed sliding patio doors to the rear, a double glazed window to the front and a central heating radiator

Living Room 8'5" x 17'10" (2.57 x 5.46)

With an opening from the kitchen, a door leading to the garage, a double glazed window to the rear and a central heating radiator

WC

With a door leading from the entrance hall, WC, hand wash basin, a double glazed window to the front and a wall mounted electric powered towel heater

Landing

With stairs ascending from the entrance hall, doors to various rooms, a double glazed obscured window to the front and a central heating radiator

Bedroom 12'9" x 9'8" (to wardrobe) (3.89 x 2.97 (to wardrobe))

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

Bedroom 9'10" x 11'9" (3.02 x 3.59)

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

Bedroom 9'6" x 8'6" (2.92 x 2.61)

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

Bedroom 8'0" x 8'6" (2.44 x 2.61)

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

Bathroom

With a door leading from the landing, full height tile surround, bath with mixer tap, corner shower cubicle with glass screen, hand wash basin, a double glazed obscured window to the front and a central heating radiator

Garden

With doors leading from the utility and lounge diner, patio area to the front with lawn beyond, further patio area to the rear with pergola, side access with gate to the front

Garage 10'5" x 16'9" (3.20 x 5.12)

With a door leading from the living room and an up-and-over style garage door to the front

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.

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.

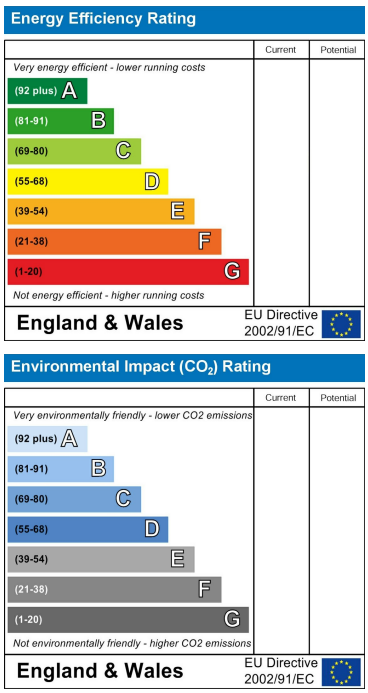
Financial Services Referrals:
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or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