RE/MAX Prime Estates

8 Church Avenue, Stourbridge, DY8 4JY

Offers in the region of £200,000

Nestled in the charming area of Church Avenue, Stourbridge, this delightful three-bedroom house offers a perfect blend of character and modern living. Built in 1935, the property boasts a rich history while providing ample space for a growing family or those seeking a comfortable home.

Spanning an impressive 904 square feet, the house features a welcoming reception room that serves as an ideal space for relaxation or entertaining guests. The well-proportioned bedrooms provide a peaceful retreat, ensuring a restful night's sleep. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home.

The location is particularly appealing, with easy access to local amenities, schools, and parks, making it a wonderful choice for families. Stourbridge itself is known for its vibrant community and excellent transport links, allowing for convenient travel to nearby towns and cities.

This property presents a fantastic opportunity for those looking to invest in a home with both charm and practicality. With its classic design and spacious layout, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

Approach
Access to a tarmac driveway via a dropped kerb, side access to the rear.

Entrance Hall
Stairs to the first floor, doors to lounge and kitchen.

Living Room 11'8" x 13'9" (3.58 x 4.21)

Double glazed window to the front, central heating radiator, wooden flooring.

Kitchen 10'2" x 7'8" (3.11 x 2.34)

A range of wall and base units, integrated oven, induction hob and cooker hood. Stainless steel sink and drainer, central heating radiator and access to understairs storage.

Conservatory 8'9" x 9'4" (2.68 x 2.87)

Double glazed windows to the side and rear, double glazed French doors leading to the rear garden.

Landing
Access to bedrooms and bathroom.

Bedroom 10'11" x 13'11" (3.33 x 4.25)

Double glazed window to the front, central heating radiator.

Bedroom 10'8" x 7'9" (3.27 x 2.38)

Double glazed window to the rear, central heating radiator.

Bedroom 6'10" x 10'9" (2.10 x 3.30)

Double glazed window to the front, central heating radiator.

Bathroom

Bath with shower over, WC, wash hand basin, heated towel rail.

To The Rear

Paved patio with steps up to the lawn, paved patio seating area to the rear of the garden.

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

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:

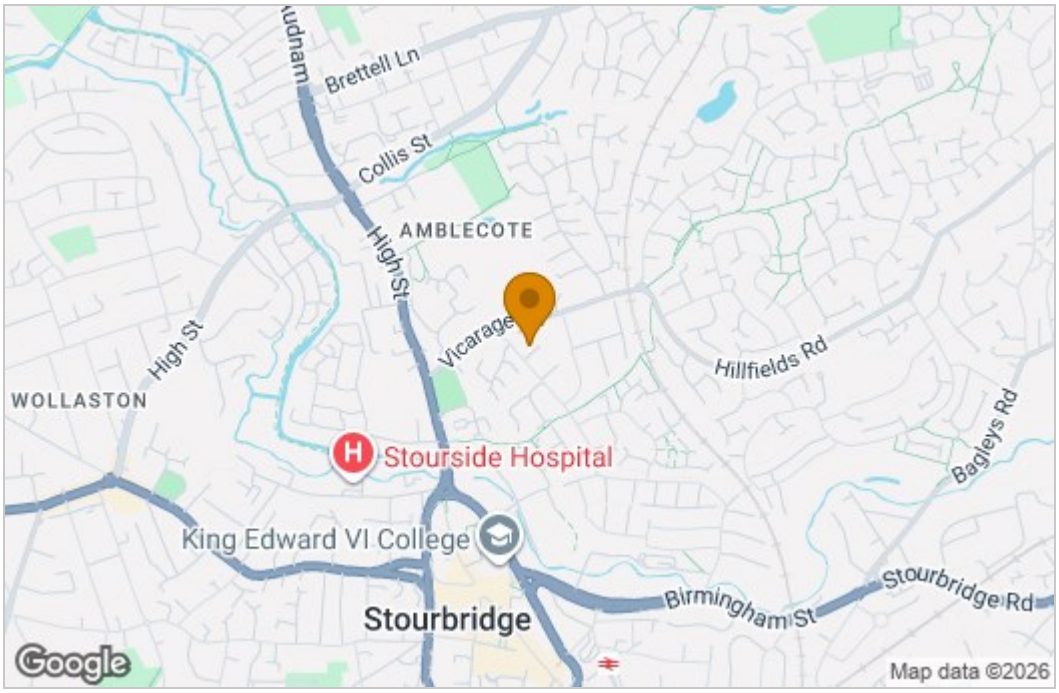
- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

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.

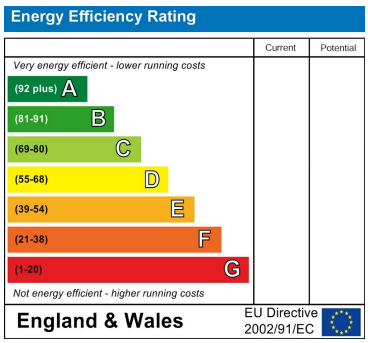
Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

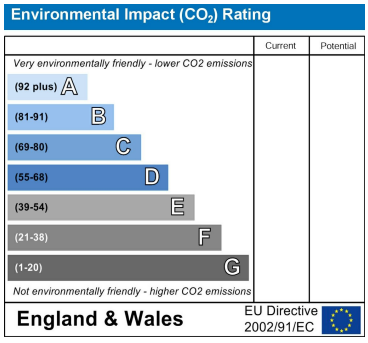
Floor Plan

Area Map



Energy Efficiency Graph





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