



**RE/MAX**  
Prime Estates



**17 Woodland Close, Stourbridge, DY9 0TQ**  
**Offers in the region of £330,000**

Tucked away within a quiet cul-de-sac in the highly regarded Pedmore area of Stourbridge (DY9), this deceptively spacious two-bedroom bungalow offers flexible accommodation, generous parking and an impressive rear garden — all available with no upward chain.

Inside, the layout is both practical and adaptable, featuring a large lounge/diner with double doors opening out to the garden, a fitted kitchen with garden access, and a separate dining room ideal for entertaining or everyday family life. Two well-proportioned bedrooms sit to the front, alongside a main bathroom, while a useful additional shower room adds convenience. A loft room provides valuable extra space for storage or a potential home office setup.

Outside, the property continues to impress with a large front driveway and a rear garden that's made for relaxing — featuring patio space, extensive lawn and a substantial garden room/summerhouse with power and lighting, perfect as a workspace, studio or games room.

Well placed for day-to-day amenities and transport, Stourbridge Junction is within easy reach, and the location sits close to a choice of reputable local schooling including Pedmore C of E Primary School and Ham Dingle Primary School.

### Approach

With a dropped kerb offering vehicle access to block paved driveway with low height wall border

### Entrance Hall

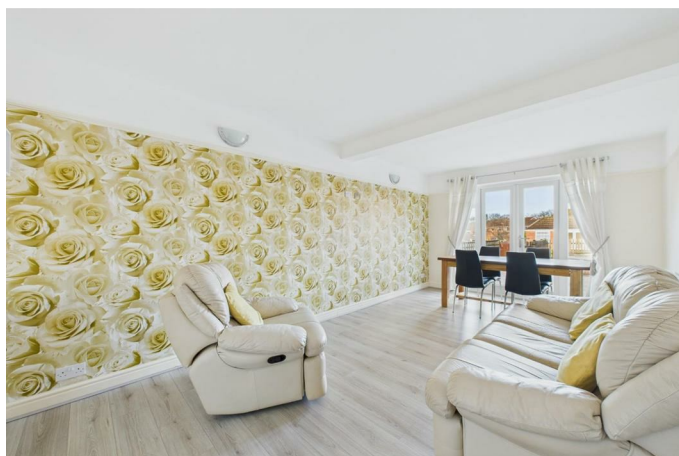
With a door leading from the front, doors to various rooms, staircase ascending to the loft storage room and a central heating radiator

### Kitchen Diner 8'2" x 19'1" (2.50 x 5.83)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops, integrated oven and gas burning hob, stainless steel sink with hot & cold taps & drainer, a double glazed window and door to the rear and a central heating radiator

### Living Room 11'4" x 18'9" (3.46 x 5.74)



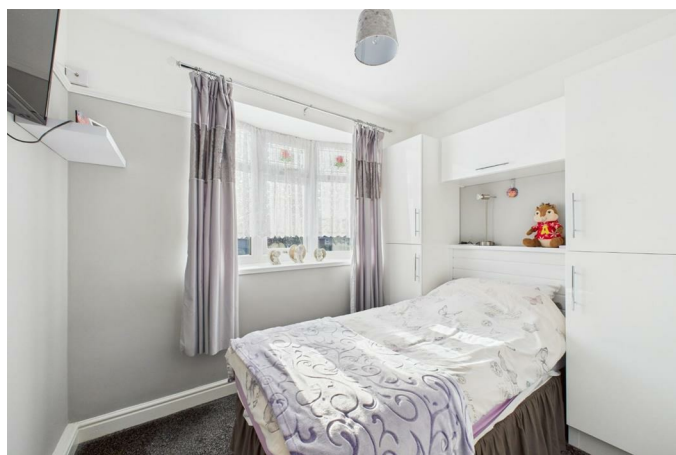
With a door leading from the entrance hall, built in store cupboard, double glazed patio doors to the rear and a central heating radiator

### Bedroom 10'5" x 13'8" (3.18 x 4.19)



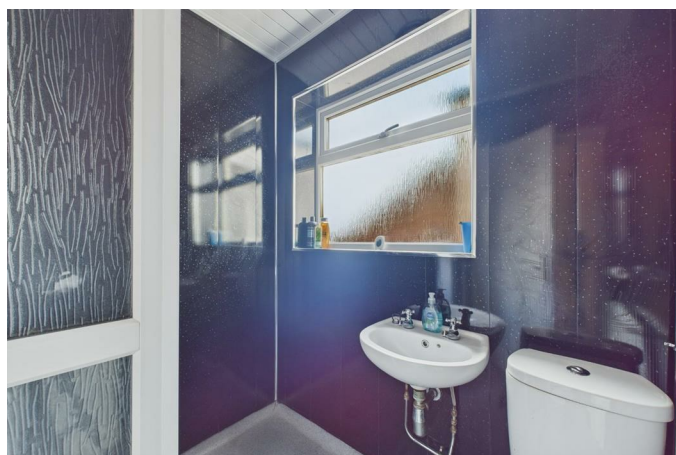
With a door leading from the entrance hall, fitted storage cupboards, a double glazed window to the front and a central heating radiator

### Bedroom 9'4" x 7'1" (2.85 x 2.17)



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

### Shower Room



With a door leading from the entrance hall, WC, hand wash basin, walk-in shower cubicle with glass screen, a double glazed window to the side and a central heating radiator

### Bathroom

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

Utility 3'2" x 26'2" (0.98 x 7.99)



With a door leading from the entrance hall, laundry machinery outlet points with worktops, store cupboard, a double glazed window to the front and double glazed doors to the front and rear,

Loft Space 21'3" x 18'4" (6.48m x 5.59m)



With stairs leading from the entrance hall & a double glazed window to the side

### Garden

With doors leading from the kitchen, living room and utility room, deck area with swimming pool (can be removed on request), lawn beyond with a brick-built garden room to the rear

Garden Room 26'3" x 8'1" (8.02 x 2.47)



With doors leading from the garden, base units with worktops, power & lighting and double glazed windows to the front and side

### Money Laundering Regulation

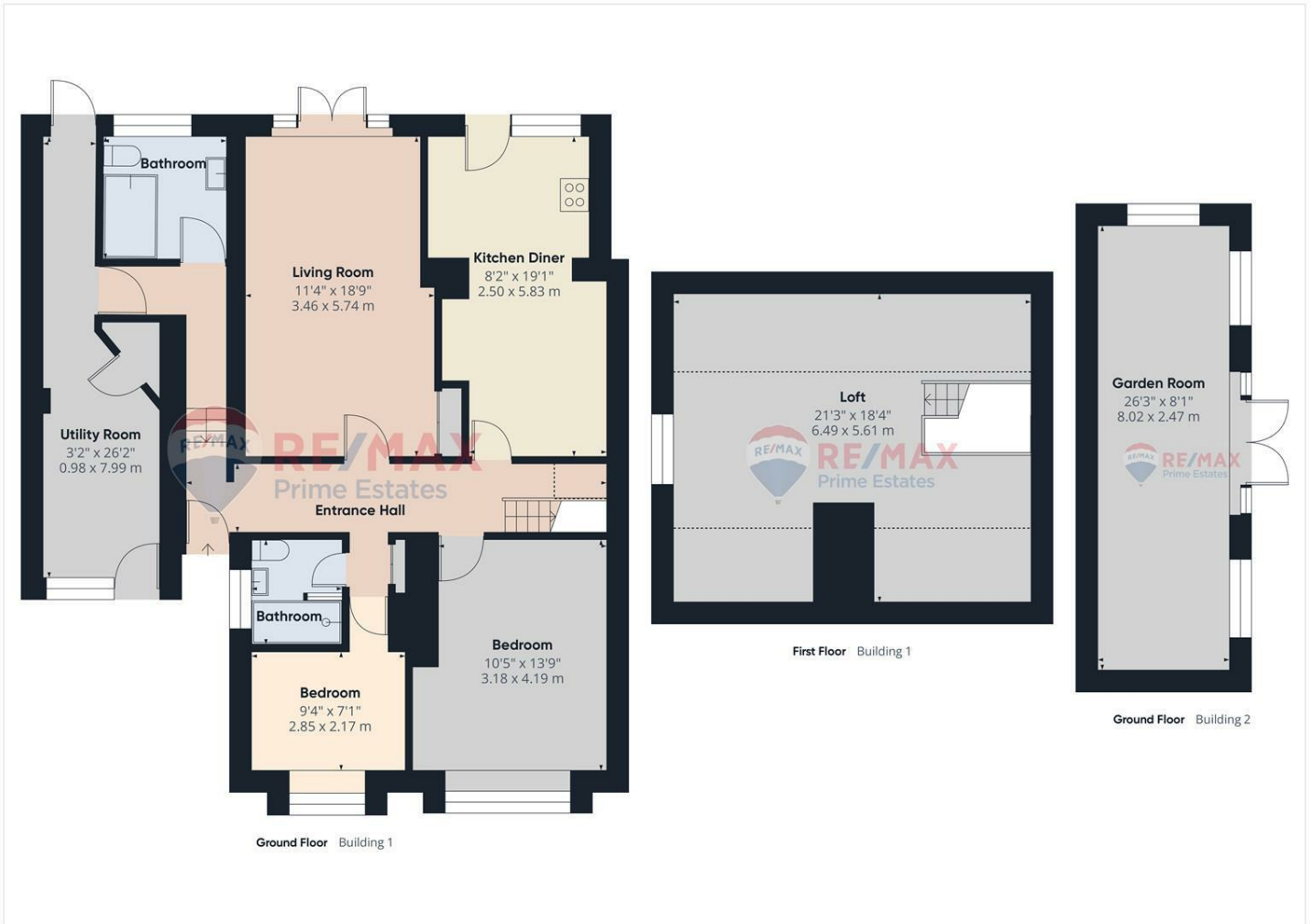
At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers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

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

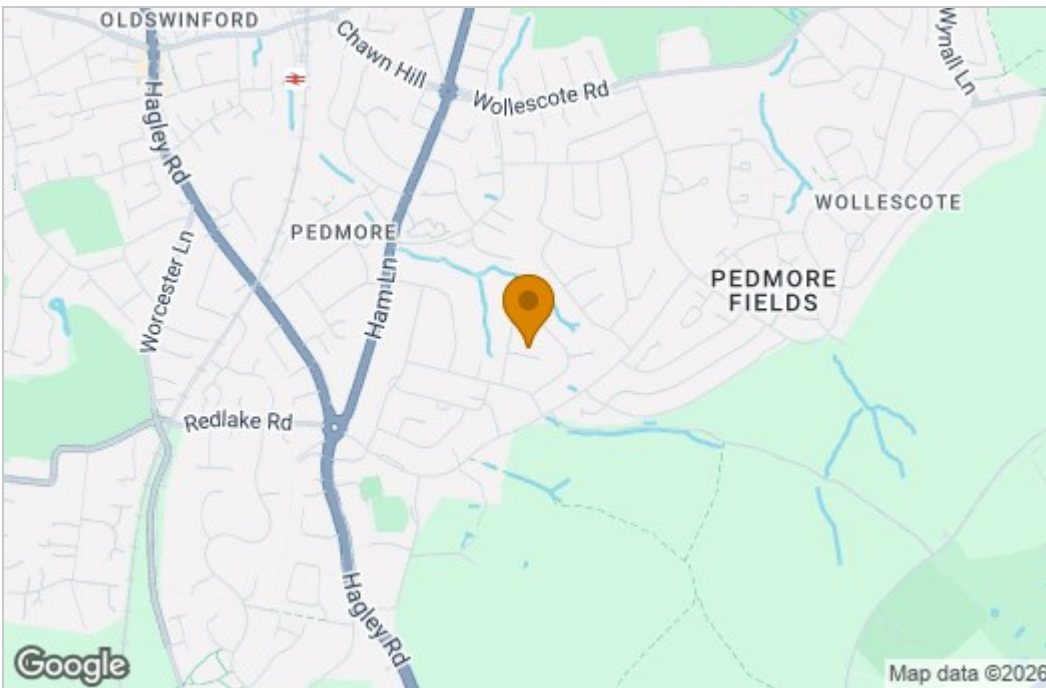
Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £60 including VAT per person will be applicable for this service.

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

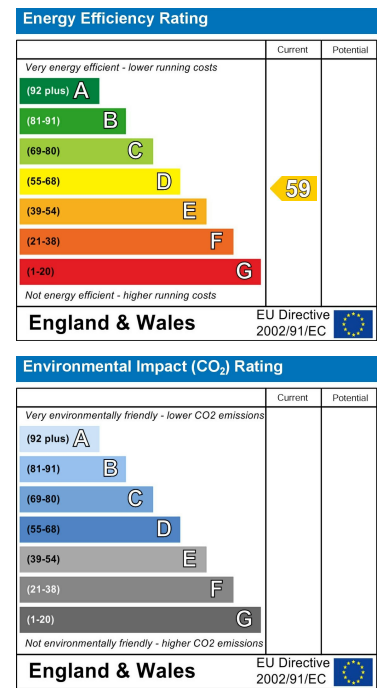
# Floor Plan



# Area Map



# Energy Efficiency Graph



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