



RE/MAX
Prime Estates



44 Cherry Street, Stourbridge, DY8 3YQ
£285,000

Being set in one of Stourbridge's most highly desired areas, this pleasantly appointed two bedroom semi-detached house is offered to the market with NO ONWARD CHAIN.

The property briefly comprises; Entrance porch, spacious lounge with log burning stove, dining kitchen with recently fitted units, two spacious bedrooms, a well appointed family bathroom and a low-maintenance rear garden.

An early viewing is strongly advised to appreciate the size and standard of property on offer- Contact RE/MAX Prime Estates to arrange your viewing appointment

Approach

With a dropped kerb offering access to tarmac driveway, gravel garden to the front, a side access gate and a door leading to;

Entrance Porch

With a door leading from the driveway, double glazed windows to the front and side, a door leading to;

Entrance Hall



With a door leading from the entrance porch, doors to various rooms and storage, stairs ascending to the first floor and a central heating radiator

Living Room 9'8" x 15'10" (2.99 x 4.83)

With a door leading from the entrance hall, exposed brick fireplace with log burning stove & hearth, double glazed windows to the front and rear and a central heating radiator

Kitchen 8'9" x 11'7" (2.68 x 3.54)



With a door leading from the entrance hall, a door to the rear garden, a range of wall and base units with worktops, porcelain sink with mixer tap and drainer, integrated oven & hob with extractor above, double glazed windows to the rear and side and a central heating radiator

Landing

With stairs ascending from the entrance hall, doors to various rooms and a double glazed window to the side

Bedroom 9'9" x 15'9" (2.99 x 4.81)



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

Bedroom 8'11" x 7'8" (2.73 x 2.35)



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

Family Bathroom



With a door leading from the landing, WC, hand wash basin, bath with shower over and full height tile surround, a double glazed window to the side and a central heating radiator

Garden



With a door leading from the kitchen, patio to the front with lawn beyond and a further gravel area to the rear

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.

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

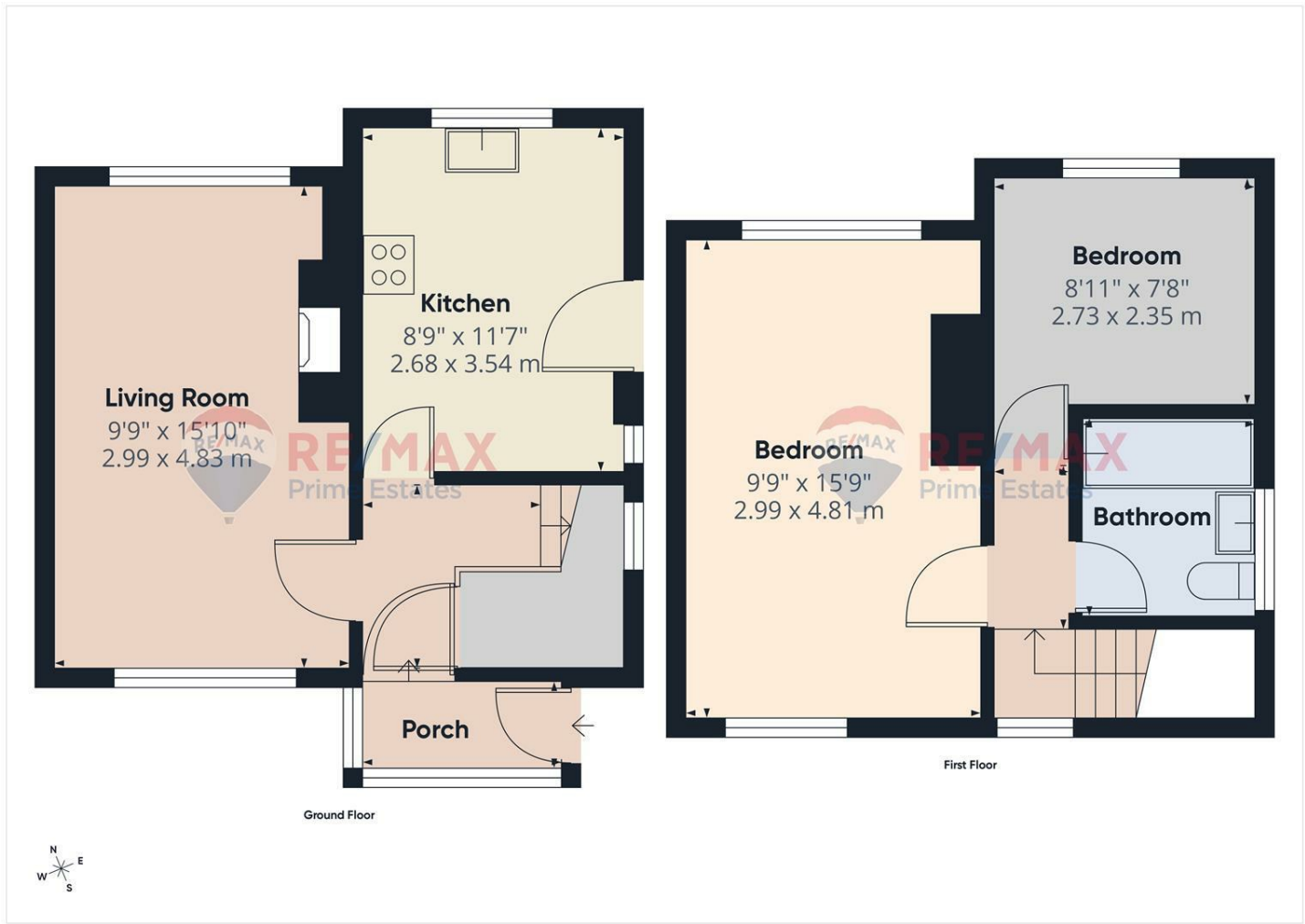
not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

Financial Services Referrals:

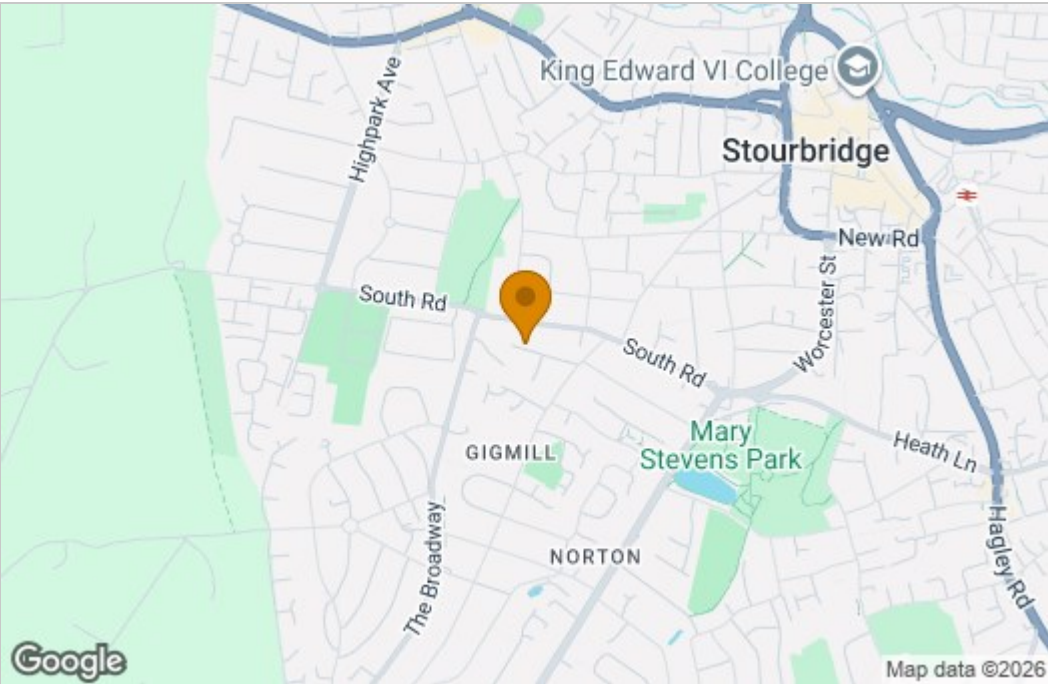
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

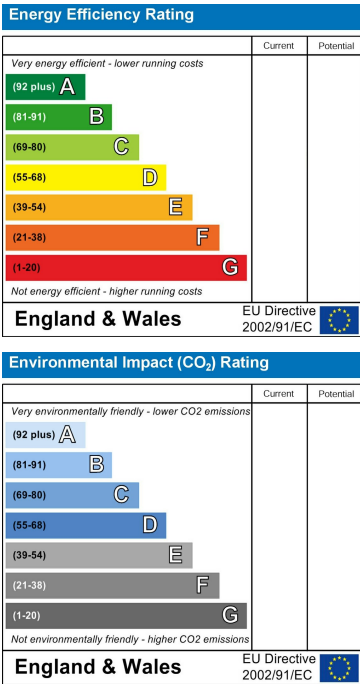
Floor Plan



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