



**RE/MAX**  
Prime Estates



## **36 Heathfield Gardens, Stourbridge, DY8 3YD**

### **£215,000**

Introducing an inviting 2-bedroom end-of-terrace house on Heathfield Gardens, Stourbridge, offering a comfortable and contemporary living space. This well-maintained property is thoughtfully designed to accommodate modern life.

Upon entry, you're welcomed into a spacious lounge diner, providing a versatile area for relaxation and dining. The modern fitted kitchen adds a touch of sophistication to the space. Convenience is key with a downstairs W/C, enhancing the practicality of daily living. Accessible from the ground floor, the low-maintenance garden offers a delightful outdoor retreat.

Ascend the stairs to find two generously-sized bedrooms, each offering space for double bedrooms. The bathroom completes the upper level, providing essential facilities with a modern touch.

Don't miss the opportunity to make this 2-bedroom end-of-terrace house your home. Contact RE/MAX Prime Estates to schedule a viewing and explore the comfort and practicality offered by this charming property in Stourbridge.

## Approach



With a paved patio area to the front, gated side access to the rear

## Entry 5'6" x 8'4" (1.68 x 2.55)

With doors leading from the side, a door leading to the hallway and electrical sockets

## Hallway

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

## Kitchen 8'9" x 8'9" (2.68 x 2.67)



With a door leading from the hallway, base units with worktops, stainless steel sink with drainer & taps, integrated oven and hob, a service hatch to the living room and a double glazed window to the front

## Living Room 11'10" x 18'4" (3.63 x 5.59)



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

## Landing

With stairs ascending from the entrance hall, doors to various rooms

## Bedroom 8'11" x 13'2" (2.72 x 4.03)



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

### Bedroom 12'11" x 8'10" (3.95 x 2.71)



With a door leading from the landing, built in 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, WC, hand wash basin, bath with shower over and glass screen, floor to ceiling obscured double glazed window to the front and a central heating radiator

### Garden



With a door leading from the living room, patio area to the front with lawn beyond, gated side access to the front

### Money Laundering Regulation

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.

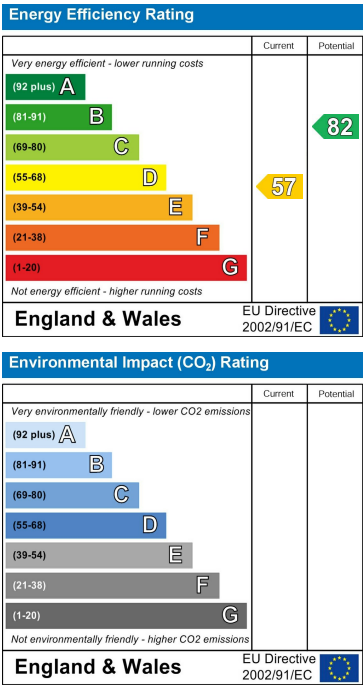
To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT per individual over the age of 18 is charged to cover the cost of these checks.

Floor Plan

Area Map



Energy Efficiency Graph



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