



**RE/MAX**  
Prime Estates



## 24 Poplar Crescent, Stourbridge, DY8 3BA Offers in the region of £395,000

Nestled in the charming area of Poplar Crescent, Stourbridge, this delightful house presents an excellent opportunity for those seeking a modern yet comfortable family home. Recently refurbished to a high standard, the property boasts a fresh and inviting atmosphere, making it perfect for both relaxation and entertaining.

Upon entering, you are greeted by two spacious reception rooms that offer versatility for various uses, whether it be a cosy lounge for family gatherings or a formal dining area for hosting guests. The natural light that floods these spaces enhances the warm and welcoming feel of the home.

The property features three well-proportioned bedrooms, providing ample space for family members or guests. Each room is designed to be a tranquil retreat, ensuring a restful night's sleep. The bathroom is thoughtfully appointed, reflecting the high standards of the refurbishment, and offers a modern and stylish space for daily routines with a roll-top bath and separate corner shower cubicle.

The location in Stourbridge is particularly appealing, with a range of local amenities, schools, and parks nearby, making it an ideal choice for families. The community is vibrant and friendly, providing a wonderful environment to call home.

In summary, this beautifully refurbished house on Poplar Crescent is a rare find, combining modern living with the charm of a traditional home. It is ready for you to move in and start creating lasting memories. Don't miss the chance to make this lovely property your own.

## Approach

With a dropped kerb offering vehicle access to pebbled driveway with lawn border, access to the garage and a storm porch with door leading to;

## Entrance Hall



With a door leading from the driveway, stairs ascending to the first floor, under-stairs storage cupboard, doors to various rooms and a central heating radiator

## Living Room 11'1" x 13'10" (3.40 x 4.23)



With a door leading from the entrance hall, solid fuel burning stove with hearth, a double glazed window to the front and a central heating radiator

## Kitchen Diner 17'10" x 11'11" (5.45 x 3.64)



With a door leading from the entrance hall, a door leading to the utility, fitted kitchen with a range of wall and base units with worktops, composite sink with mixer tap and drainer, integrated appliances including oven and hob with designer extractor above, a double glazed window to the rear, double glazed sliding patio doors to the rear and a central heating radiator

## Utiltiy 5'2" x 6'8" (1.60 x 2.05)

With a door leading from the kitchen, doors leading to the WC and garage, laundry machinery outlet points and worktop space

## WC

With a door leading from the utility, WC, hand wash basin and a double glazed window to the rear

## Landing

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

## Bedroom 9'4" x 14'0" (to wardrobe) (2.85 x 4.27 (to wardrobe))



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

### Bedroom 11'2" x 11'11" (3.41 x 3.65)



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

### Bedroom 6'4" x 9'11" (1.95 x 3.04)

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

### Family Bathroom

With a door leading from the landing, WC, hand wash basin, 'roll-top' style bath with mixer tap, corner shower cubicle with full height tile surround, a double glazed window to the rear and a central heating radiator

### Garden

With double glazed sliding patio doors from the kitchen diner, patio area to the front with side access, lawn beyond with 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.

### 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:

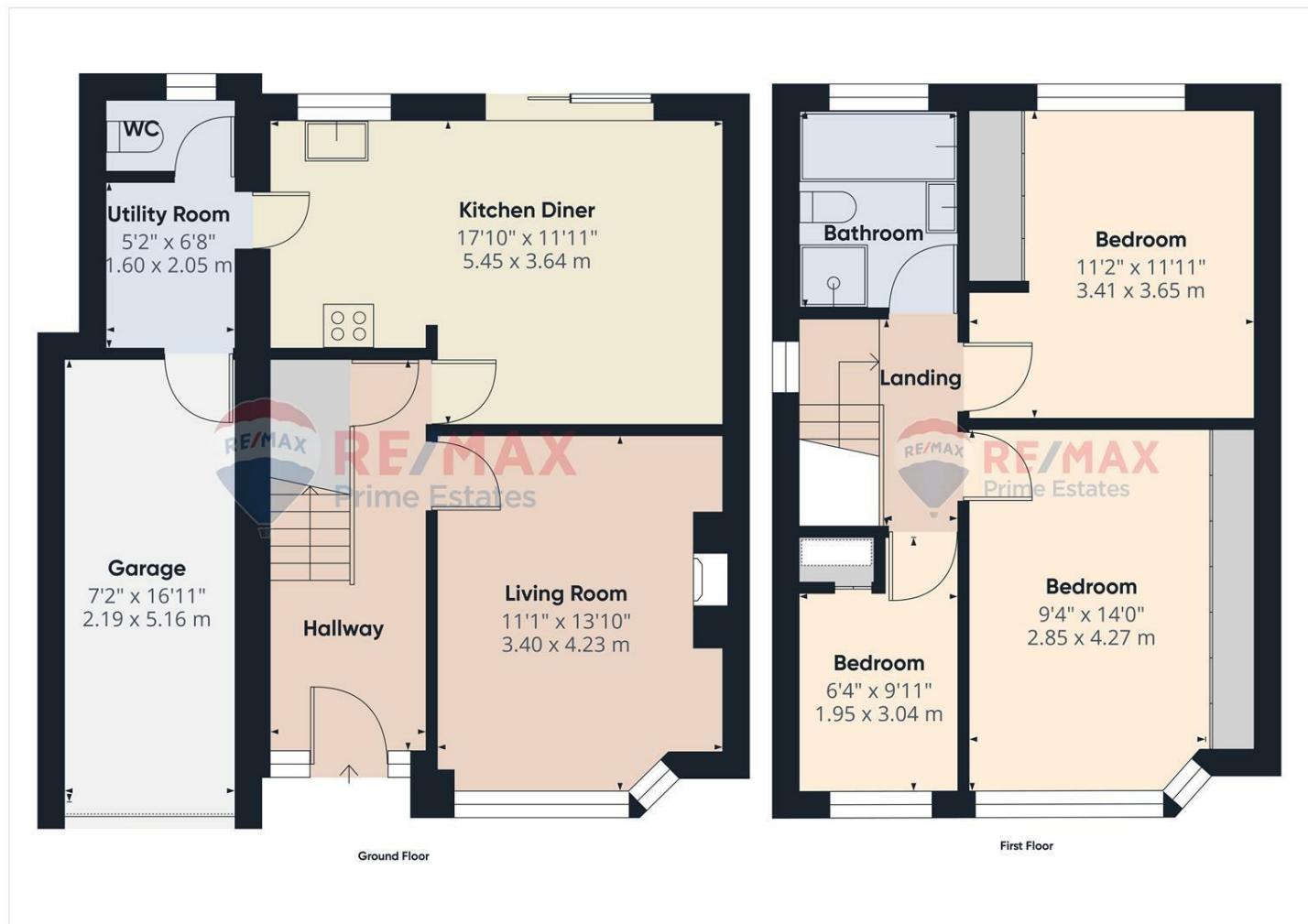
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you 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:

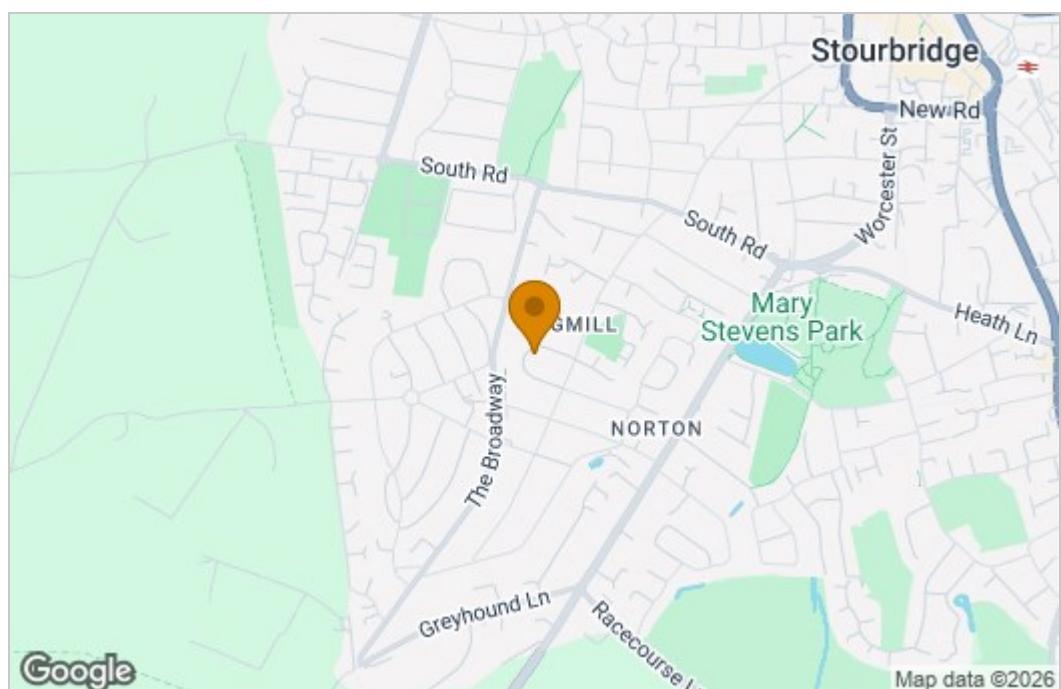
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

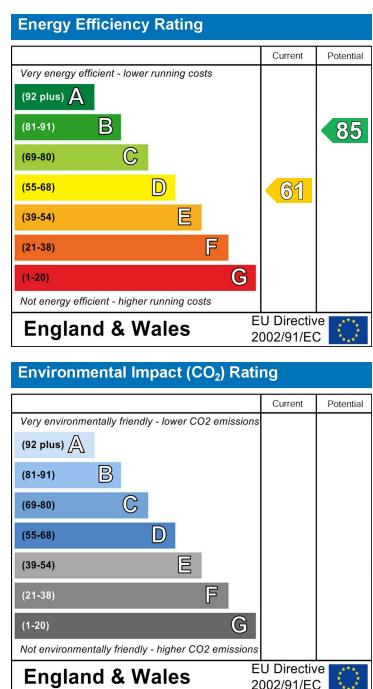
## Floor Plan



## Area Map



## Energy Efficiency Graph



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