



RE/MAX
Prime Estates



19 Lion Street, Stourbridge, DY8 1UE
£375,000

Being set in the ever popular 'Old Quarter' of Stourbridge, this three-bedroom semi-detached house presents an excellent opportunity for those seeking a well-located family home. The property boasts a driveway and a garage, providing ample parking space and convenient access.

The Old Quarter is known for its charming character and proximity to a variety of local amenities. Residents will find themselves within walking distance of Stourbridge town centre, which offers a range of shops, cafes, and essential services. The area is well-served by public transport, making it easy to commute to nearby towns and cities.

Inside, the house offers a practical open-plan layout suitable for modern living. The three bedrooms provide sufficient space for families or individuals seeking extra room for guests or a home office.

This property is an ideal choice for those looking to enjoy the benefits of living in a vibrant area with access to both local amenities and transport links. With its combination of space, location, and convenience, this house is worthy of consideration for prospective buyers, and an early viewing is strongly recommended.

Approach



With a dropped kerb offering vehicle access to a block paved driveway, half height wall to the front and one side, up-and-over door to the garage and a door leading to;

Entrance Hall



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

Living Room 10'8" x 13'11" (3.27 x 4.25)



With a door leading from the entrance hall, log burning stove set into a fireplace with stone hearth, a double glazed bay window to the front and a central heating radiator

Open Plan Kitchen / Diner 17'6" x 12'11" (5.35 x 3.96)



With a door leading from the entrance hall, fitted base units with worktops and integrated appliances including double oven & microwave, sink with mixer tap & drainer, island with drawer storage, a door leading to the utility room, a patio door to the garden, floor-to-ceiling double glazed window to the rear and central heating radiator

Utility 7'3" x 5'5" (2.22 x 1.67)



With a door leading from the kitchen, doors to the WC & Garage, base units with worktops and a double glazed window to the rear

WC



With a door leading from the utility, WC and hand wash basin

Landing



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

Bedroom 10'0" x 13'2" (3.07 x 4.02)



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

Bedroom 10'4" x 11'11" (3.16 x 3.64)



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

Bedroom 6'4" x 7'4" (1.94 x 2.25)



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

Bathroom



With a door leading from the landing, terrazzo style flooring throughout, WC, hand wash basin, 'P' shaped bath with shower over, glass screen and full height tile surround, double glazed windows to the rear and side and a central heating radiator

Garden



With doors leading from the kitchen & utility, deck area to the front with lawn beyond

Garage 8'0" x 15'9" (2.46 x 4.82)

With an up-and-over style garage door to the front and a door to the utility

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

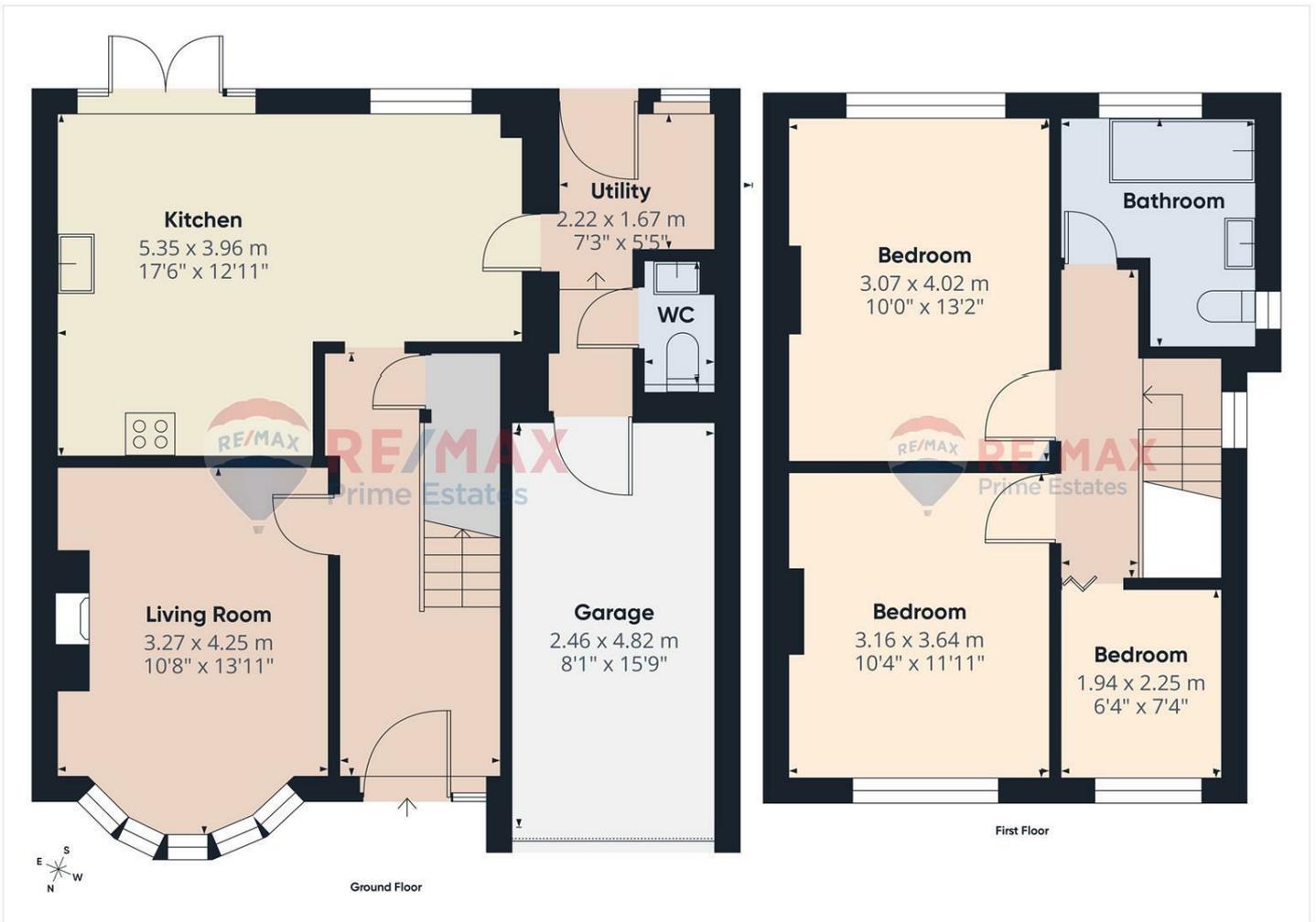
RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high 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:

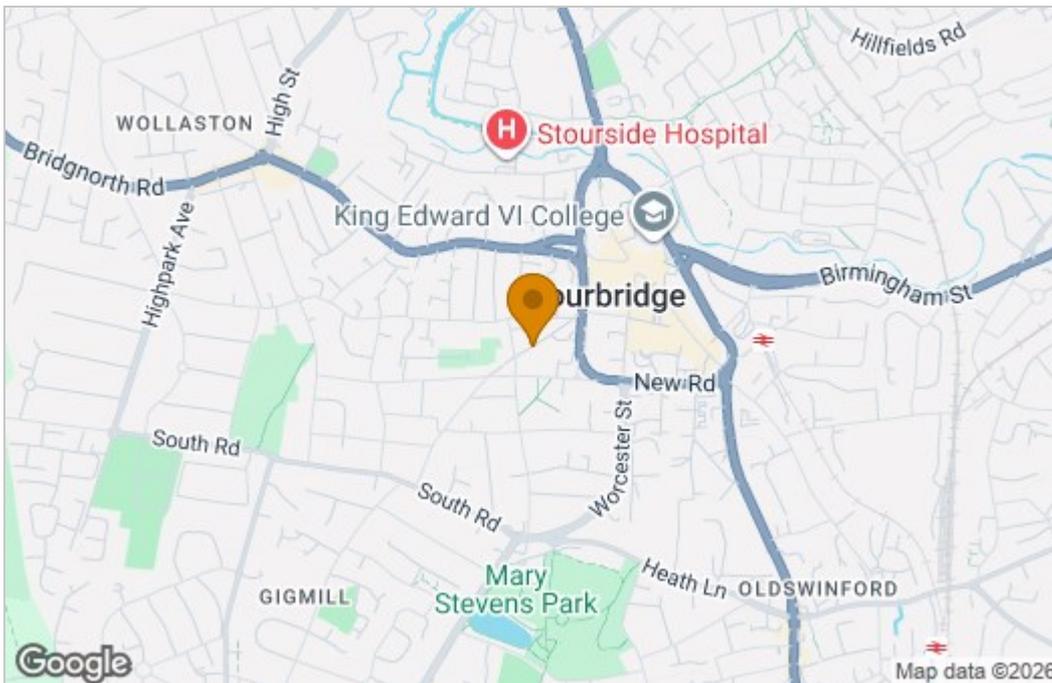
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

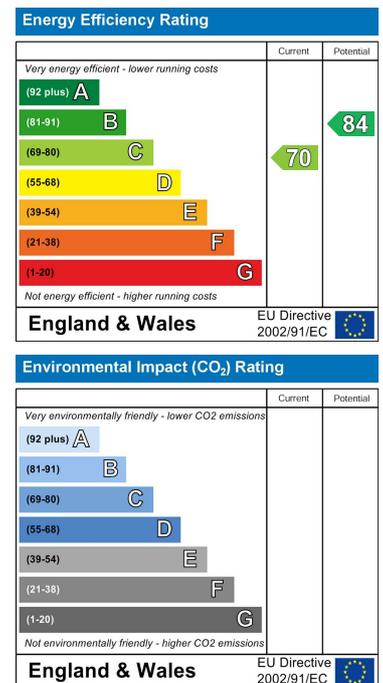
Floor Plan



Area Map



Energy Efficiency Graph



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