



**RE/MAX**  
Prime Estates



**29 Wentworth Road, Stourbridge, DY8 4SB**  
**£275,000**

Being set on an imposing corner position of Wentworth Road, Wollaston, this charming semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,130 square feet, the property boasts two inviting reception rooms, providing ample space for both relaxation and entertaining guests.

The residence features three well-proportioned bedrooms, ideal for families or those seeking extra space for a home office or guest room. The newly fitted kitchen is a standout feature, designed with contemporary aesthetics and functionality in mind, making it a delightful space for culinary enthusiasts.

Positioned on a corner plot, this home benefits from a sense of privacy and an abundance of natural light, enhancing the overall appeal. The surrounding area is known for its friendly community atmosphere and convenient access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

This property presents a wonderful opportunity to acquire a well-appointed home in a sought-after location. With its modern features and spacious layout, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful house your new home.



## Approach



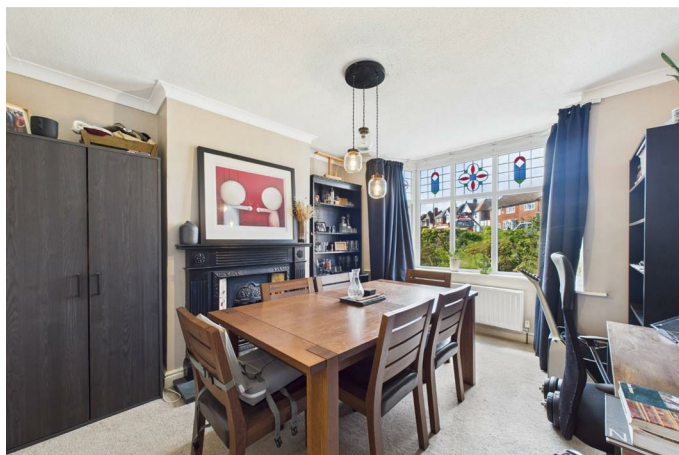
With a dropped kerb offering access to block paved driveway, garden area to the front, side access gate to the rear garden and a front door offering access to the property

## Entrance Hall



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

## Dining Room 13'0" x 11'2" (3.98 x 3.41)



With a door leading from the entrance hall, feature fireplace with decorative surround and hearth, a double glazed bay window to the front and a central heating radiator

## Living Room 15'1" x 11'1" (4.62 x 3.38)



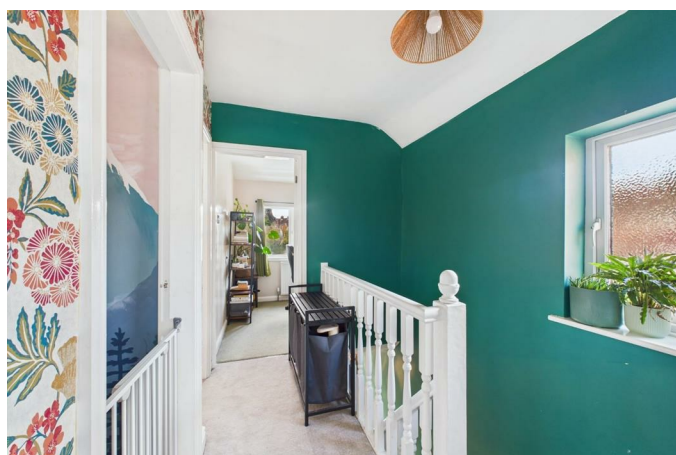
With a door leading from the entrance hall, fireplace with decorative surround and hearth, double glazed patio doors to the rear garden, an archway opening to the kitchen and a central heating radiator

## Kitchen 11'8" x 5'10" (3.57 x 1.78)



With an archway opening from the living room, recently fitted kitchen with a range of wall and base units with worktops, integrated appliances including oven, hob with extractor hood above, composite sink with mixer tap and double glazed windows to the side and rear

## Landing



With stairs leading from the entrance hall, doors to



various rooms and a double glazed window to the side

Bedroom 13'3" x 8'10" (to built in wardrobe) (4.06 x 2.70 (to built in wardrobe))



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

Bedroom 11'4" x 11'1" (3.46 x 3.38)



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

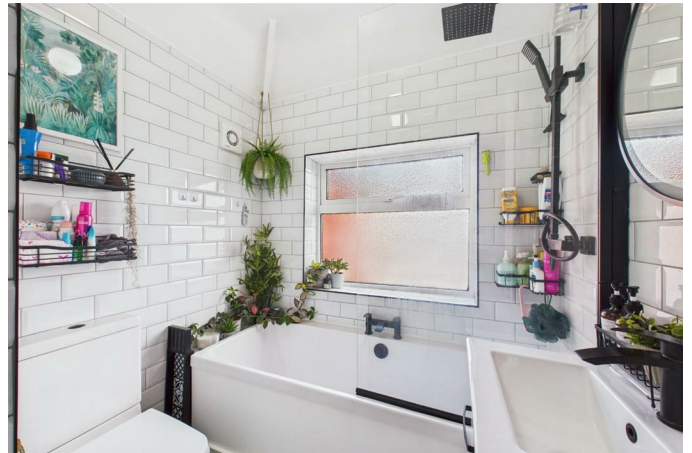
Bedroom 7'5" x 6'4" (2.27 x 1.94)



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, full height 'metro' style tile surround, WC, hand wash basin, bath with shower over and glass screen, a double glazed window to the rear and a central heating radiator

Garden



With doors leading from the living room, patio area to the front with lawn beyond, further gravel area to the rear, shed storage to the side of the house and a gate offering access to the driveway

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.

## 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:

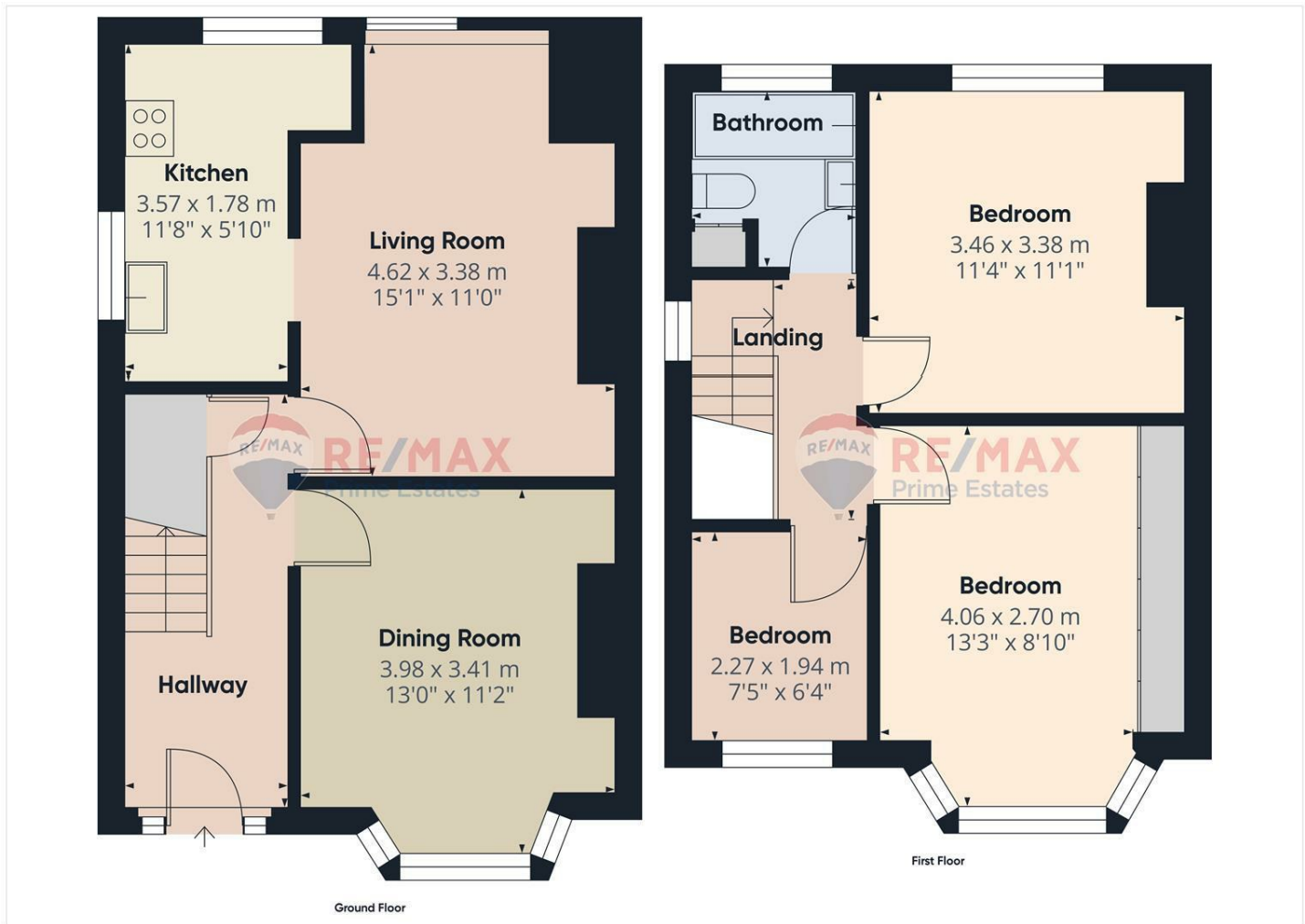
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you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

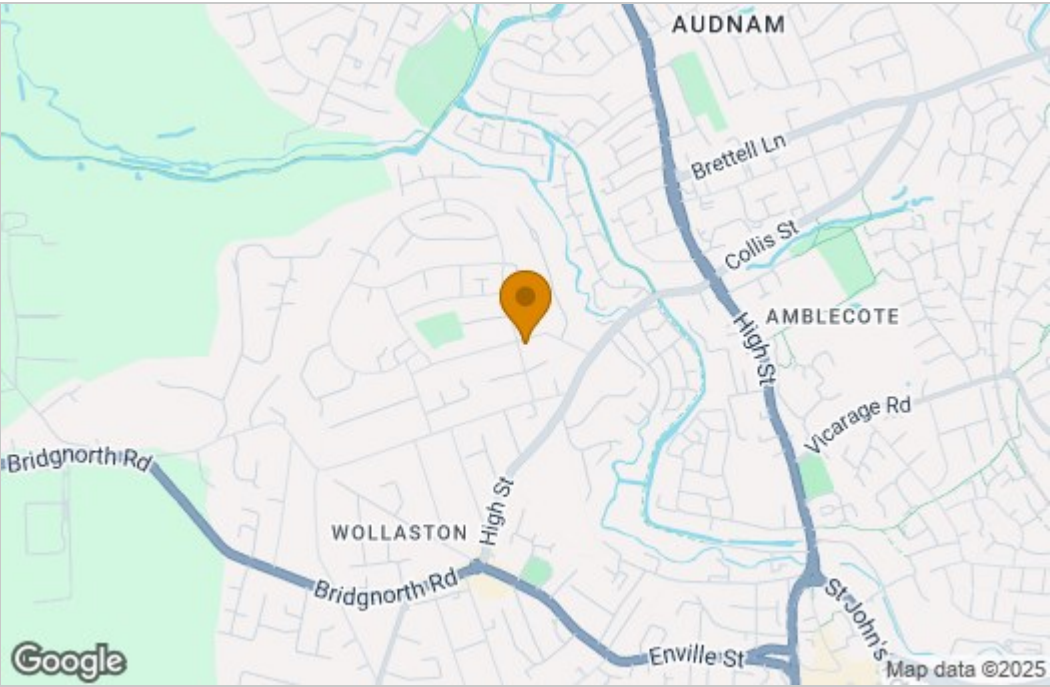
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

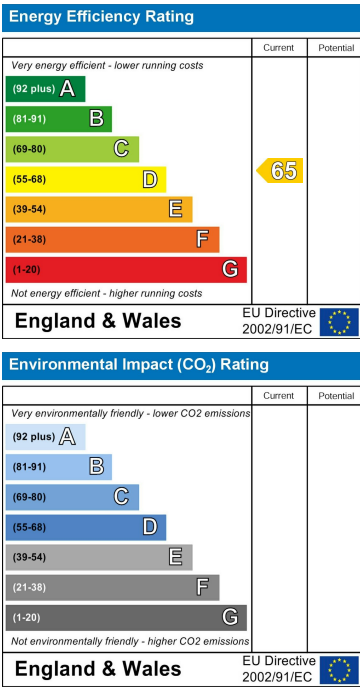
Floor Plan



Area Map



Energy Efficiency Graph



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