



**RE/MAX**  
Prime Estates



## **44 Heath Street, Stourbridge, DY8 1SA**

### **Offers in the region of £540,000**

Located in the highly desirable 'Old Quarter' of Stourbridge, this semi-detached house on Heath Street offers a perfect blend of modern living and period charm. Built in the late 1800s, the property has been thoughtfully modernised and extended by the current owners, who have resided here for over 30 years. Spanning an impressive 1,532 square feet, the home features three well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

The property boasts four spacious bedrooms, making it ideal for families or those seeking extra room for guests or a home office. There are two bathrooms, ensuring convenience for all occupants. The preservation of original period features alongside contemporary updates creates a unique character that is both inviting and functional.

A notable advantage of this property is the driveway parking, accommodating up to two vehicles, which is a highly sought-after feature in this area. The location is particularly appealing, being within close proximity to esteemed educational institutions such as Greenfield Primary and Redhill Secondary School, making it an excellent choice for families.

Additionally, Mary Stevens Park is just a short walk away, offering a pleasant green space for outdoor activities. Heath Street is recognised as one of the most sought-after streets in 'The Old Quarter', making this property a rare find in a competitive market. This home presents an exceptional opportunity for those looking to settle in a vibrant community with a rich history and modern conveniences.

Do not miss the rare opportunity to make this beautiful house your next home- Contact RE/MAX Prime Estates to arrange your private viewing appointment.

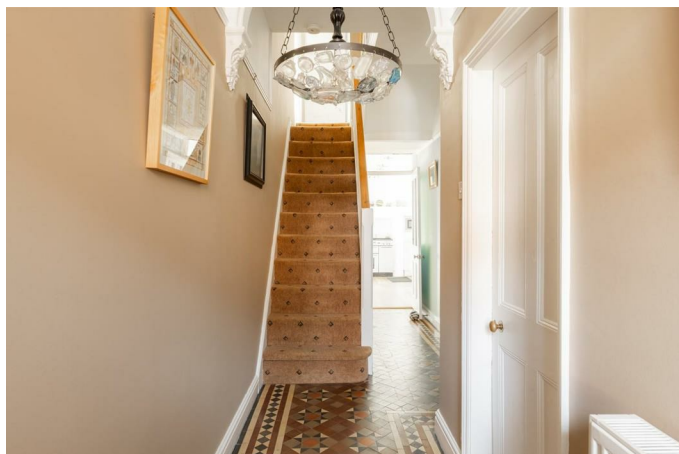


## Approach



With a wrought iron gate, tiled floor and a step leading to storm porch, block paved access to the driveway

## Entrance Hall



With a stained glass feature wooden door, traditional 'Minton' style tiled flooring, stairs ascending to the first floor and doors to various rooms

## Living Room 12'1" x 12'4" (3.7 x 3.77)



With a door leading from the entrance hall, multi-fuel burning stove with slate hearth and exposed brick surround, double glazed sash style bay window to the front and a central heating radiator

## Kitchen 11'6" x 9'9" (3.52 x 2.98)



With a door leading from the entrance hall and being open plan to the dining area, fitted with a range of wall and base units with 30mm Quartz worktops above, undermounted stainless steel sink with drainer grooves and mixer tap, integrated microwave oven and dishwasher, freestanding 'Rangemaster' cooker with gas burning hobs, a door leading to the utility room and a double glazed window to the side

Dining Area 6'10" x 11'0" (2.09 x 3.36)



Being open plan to the kitchen and dining room, with vaulted ceilings with skylight windows, oak flooring throughout, 'French' style patio doors leading to the rear garden, a double glazed window to the front and a central heating radiator

Dining Room 12'2" x 10'5" (3.72 x 3.19)



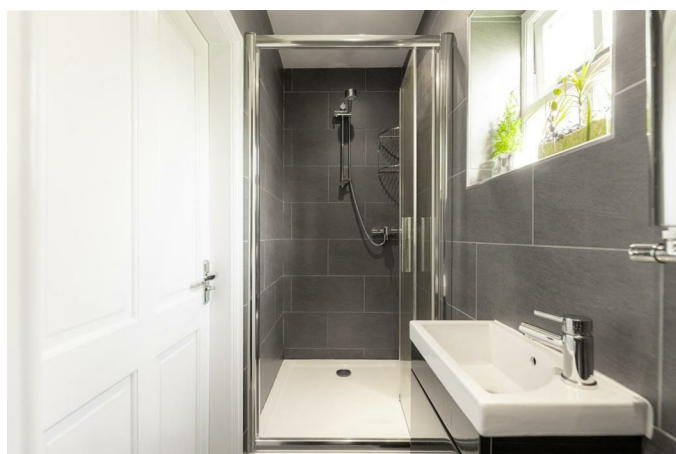
With a door leading from the entrance hall and being open plan to the dining area, feature fireplace with lighting and a central heating radiator

Utility Room 7'5" x 9'3" (2.28 x 2.84)



With a door leading from the kitchen, fitted with wall and base units with worktops above, stainless steel sink with drainer, utility outlet points for laundry machinery, wall mounted Vaillant combination central heating boiler, a door leading to the ground floor shower room, a door leading to the rear garden and a central heating radiator

Ground Floor Shower Room 3'4" x 9'0" (1.02 x 2.75)



With a door leading from the utility room, full height tile surround, WC, hand wash basin, shower cubicle with glass screen, a double glazed window to the rear and a central heating towel rail

Cellar 12'8" x 10'2" (3.87 x 3.12)

With a door leading from the entrance hall, steps leading down to the cellar room. The cellar is currently used as storage



## Landing



With stairs leading from the entrance hall, split level landing with doors to various rooms

## Bedroom One 12'2" x 16'11" (3.72 x 5.17)



With a door leading from the landing, fitted wardrobe storage, double glazed sash style windows to the front and a central heating radiator

## Bedroom Two 13'6" x 16'7" (4.13 x 5.06)



With a door leading from the landing to a staircase offering access to the top floor bedroom, built in store, access to eaves storage, a double glazed window to the rear and a central heating radiator

## Bedroom Three 12'0" x 10'4" (3.68 x 3.15)



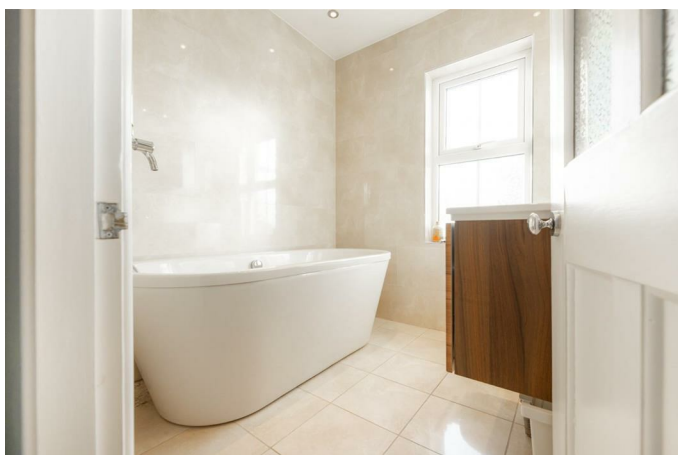
With a door leading from the landing, a double glazed window to the rear and a central heating radiator

## Bedroom Four 6'4" x 9'9" (1.95 x 2.98)



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

## Family Bathroom 6'3" x 6'6" (1.92 x 2.00)



With a door leading from the landing, full height tile surround, WC, hand wash basin with storage, wall mounted vanity mirror with lighting and electrical outlet point, freestanding bath with freestanding mixer tap and shower attachment, a double glazed

obscured window to the side and a central heating radiator

#### Garden



With a door leading from the utility room and double doors leading from the dining area, patio area to the front, lawn beyond with mature planted borders, garden storage shed, further patio to the rear, walled boundaries to all three sides, a sheltered side access gate offering access to the driveway

#### Driveway

Block paved tandem driveway to the side of the property. The current owners of the property park two cars on the driveway

#### Agents Note

Under the terms of the 1979 Estate Agents Act, we are obliged to inform prospective buyers that the current owner of this property is a relative of a member of the RE/MAX Prime Estates staff team.

#### Money Laundering Regulations

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.



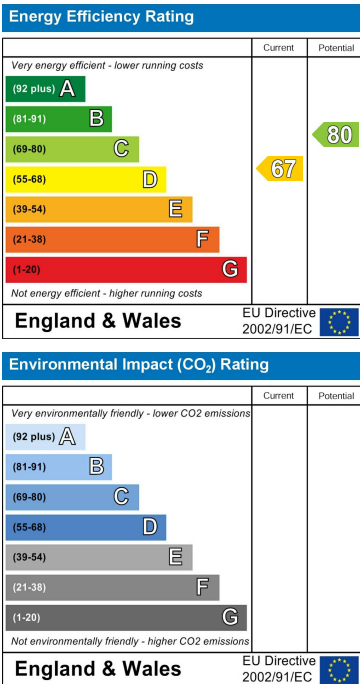
Floor Plan



Area Map



Energy Efficiency Graph



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.