



**RE/MAX**  
Prime Estates



## **55 Gilbanks Road, Stourbridge, DY8 4RW** **Offers in the region of £280,000**

Nestled in the charming cul-de-sac of Gilbanks Road, Stourbridge, this delightful semi-detached house offers a perfect blend of traditional elegance and modern comfort. With its inviting traditional bay window, the property exudes character and warmth, making it an ideal family home.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen is conveniently located nearby, ensuring that family meals and gatherings can be enjoyed with ease. The property boasts three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is thoughtfully designed, catering to the needs of a busy household.

The landscaped rear garden is a true highlight, providing a serene outdoor space for children to play or for adults to unwind after a long day. It is perfect for summer barbecues or simply enjoying the fresh air in a beautifully maintained setting.

Stourbridge is known for its excellent local amenities, including a variety of shops, schools, and parks, all within easy reach. The area is well-connected by public transport, making it convenient for commuting to nearby towns and cities. Families will appreciate the proximity to reputable schools, ensuring a quality education for children.

This property on Gilbanks Road is not just a house; it is a home that offers comfort, style, and a wonderful community atmosphere. Whether you are looking to settle down or invest, this charming residence is sure to impress.

## Approach



With a block paved driveway, side access gate to the rear garden

## Entrance Porch

With a door leading from the driveway, a door leading to the entrance hall

## Entrance Hall



With a door leading from the entrance porch, stairs ascending to the first floor, doors to various rooms and a window to the side

## Living Room 11'3" x 10'10" (3.45 x 3.32)



With double doors leading from the dining room, electric fireplace with decorative surround and a double glazed bay window to the front

## Dining Room 11'4" x 10'4" (3.46 x 3.17)



With a door leading from the entrance hall, double doors leading to the living room, fireplace with a decorative surround and hearth and an internal window to the rear

## Kitchen 16'6" x 5'4" (5.04 x 1.64)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops, integrated appliances, a double glazed window to the rear and patio door leading to the rear garden

## Landing

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

Bedroom 10'10" x 11'3" (3.32 x 3.43)



With a door leading from the landing, double glazed bay window to the front

Bedroom 10'1" x 10'3" (3.09 x 3.14)



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

Bedroom 6'2" x 7'10" (1.88 x 2.41)



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

Bathroom 5'5" x 6'11" (1.66 x 2.13)



With a door leading from the landing, WC, hand wash basin, walk in shower with sliding glass shower screen, a double glazed window to the rear and a heated towel rail

Garden



With a door leading from the kitchen, patio area to the front with lawn beyond, further patio area to the rear with multiple garden buildings

### 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.

#### [Money Laundering Regulation](#)

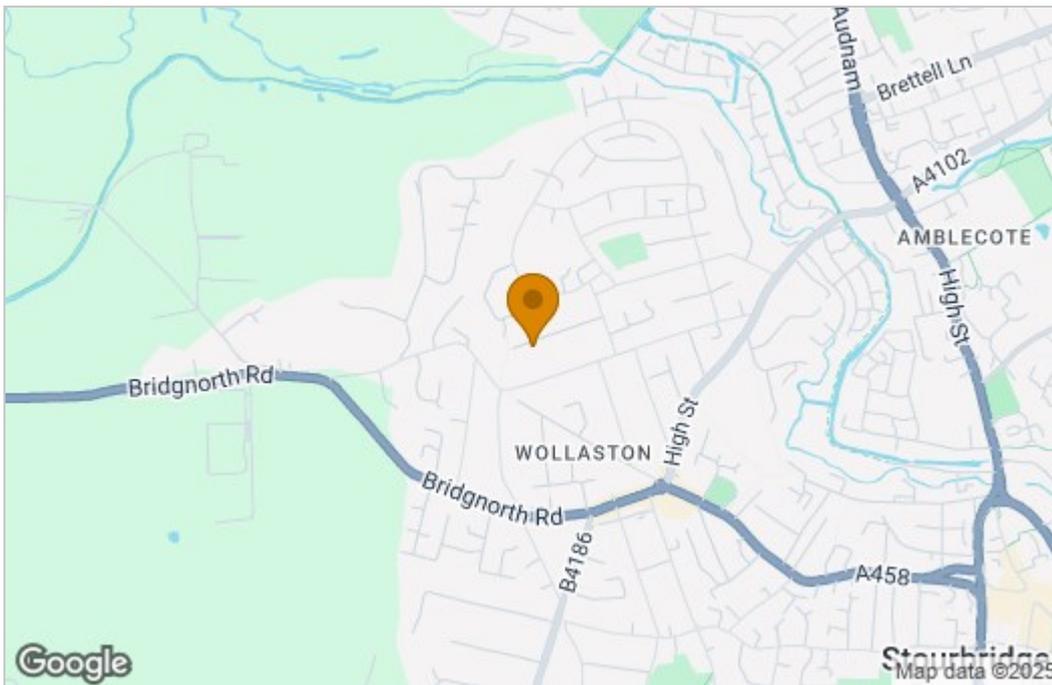
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying 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.

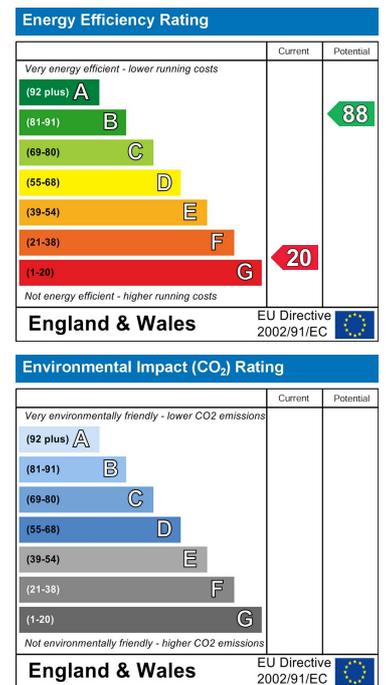
# Floor Plan



# Area Map



# Energy Efficiency Graph



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