



**RE/MAX**  
Prime Estates



**37 Ryder Street, Stourbridge, DY8 5AS**  
**Asking price £219,950**

Nestled in the charming Ryder Street of Stourbridge, this delightful semi-detached house offers a wonderful opportunity for a new homeowner. Built in 1935, this property exudes character and charm, boasting two reception rooms, two double bedrooms, and a spacious open plan lounge/diner perfect for entertaining guests or relaxing after a long day.

With a semi-converted garage awaiting completion to the buyer's specifications, the potential to create a bespoke space tailored to your needs is truly exciting. The property also features a well-appointed bathroom and ample driveway parking for multiple vehicles, ensuring convenience for you and your guests.

Spanning 936 sq ft, this home provides a comfortable living space while retaining a cosy and welcoming atmosphere. Whether you're looking to settle down in a peaceful neighbourhood or seeking a property with scope for personalisation, this house on Ryder Street offers a canvas for you to create your dream home.

## Approach

With a driveway to the front offering parking for multiple vehicles

## Porch

With a door leading from the front driveway, a door leading to the entrance hall, a door leading to the side of the property

## Entrance Hall

With a door leading from the porch, stairs ascending to the first floor, a door leading to the lounge / diner and a central heating radiator

## Lounge Diner 22'6" x 11'5" (6.88 x 3.48)

With a door leading from the entrance hall, a door leading to the kitchen, fireplace with decorative surround, a patio door leading to the rear garden, a double glazed window to the front and a central heating radiator

## Kitchen 19'0" x 6'1" (5.80 x 1.87)

With a door leading from the lounge diner, fitted with a range of wall and base units with worktops above, sink with mixer tap, a double glazed window to the rear and a central heating radiator

## Out Building 15'6" x 12'3" (4.73 x 3.74)

With a door leading from the garden, a window to the kitchen, a double glazed window to the rear, a door leading to a further room with built-in store cupboards and bathroom

## Annex 16'4" x 10'8" (5.0 x 3.26)

With a door leading from the driveway, a double glazed window to the rear and a doorway leading to the extension / office. NOTE: We are informed by our vendor client that this space will be finished to the buyer's specification prior to completion, to be arranged at the point of negotiation.

## Landing

With stairs leading from the entrance hall, doors to various rooms

## Bedroom One 14'5" x 10'2" (4.40 x 3.10)

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

## Bedroom Two 12'4" x 9'1" (3.76 x 2.78)

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

## Bathroom



With a door leading from the landing, full height tile surround with WC, hand wash basin, bath with shower over, a double glazed window to the rear and a central heating radiator

## Garden

With a door leading from the lounge diner, raised patio area to the front with lawn beyond, shrub borders throughout and garden building to the rear

## 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 (£60 inclusive of 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.

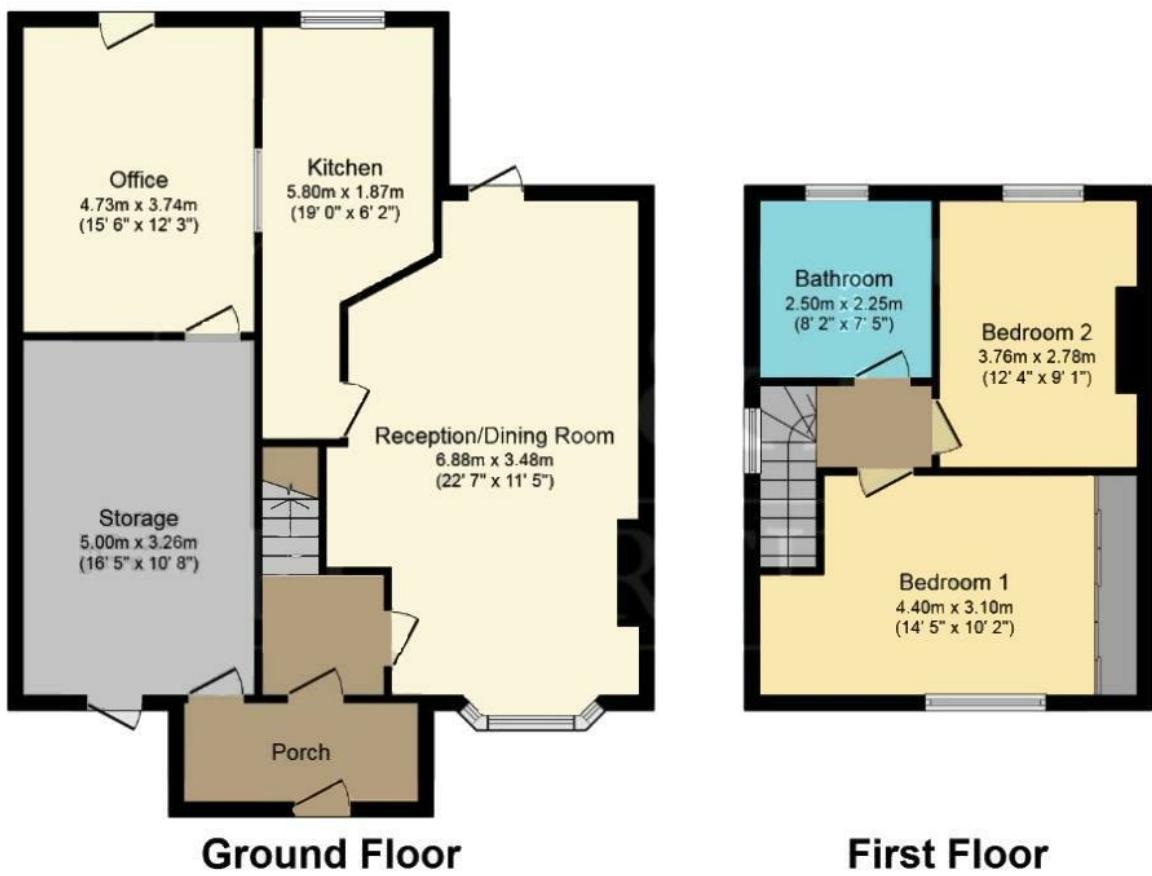
This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

**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.

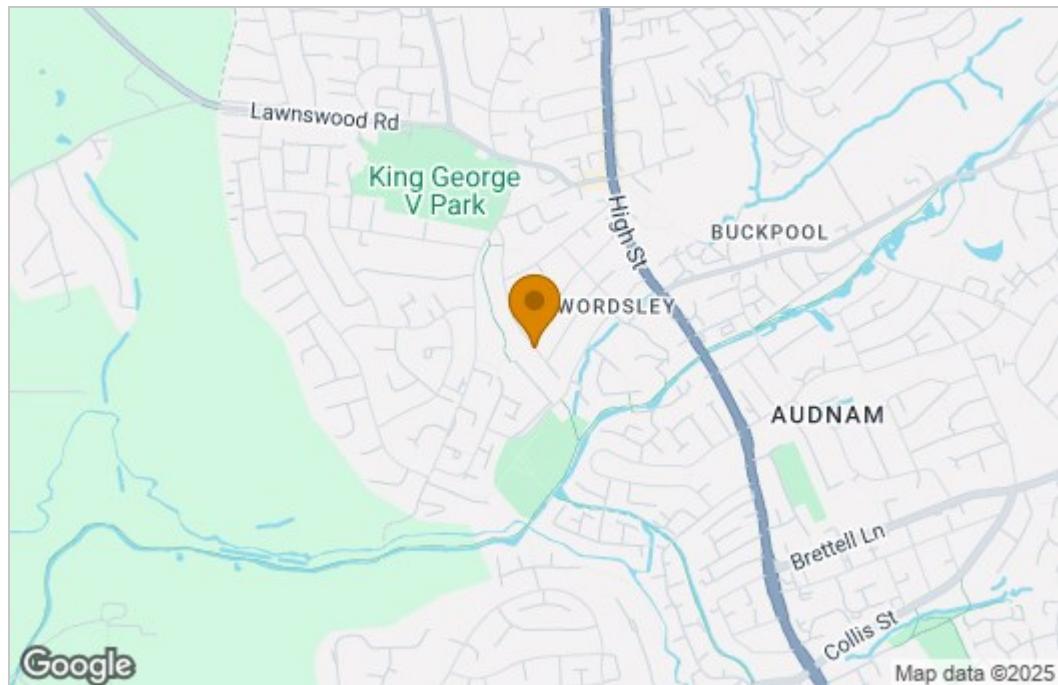
## Floor Plan



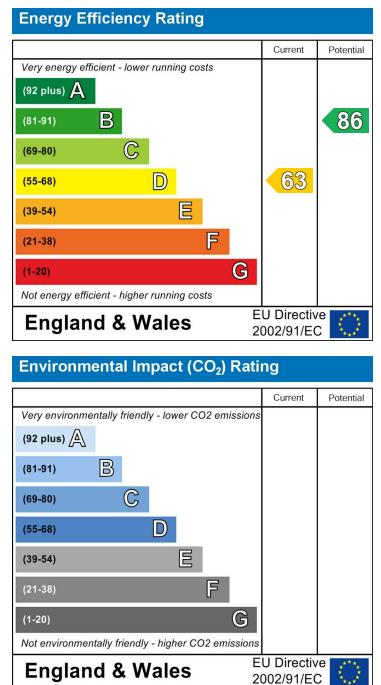
Total floor area 116.7 sq.m. (1,256 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## 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.

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