



RE/MAX
Prime Estates



36 Colshaw Road, Stourbridge, DY8 3AS Offers in the region of £587,950

Proudly positioned opposite open green space on the ever-popular Colshaw Road, this impressive four-bedroom detached home offers generous proportions, versatile living and a truly welcoming setting—perfect for modern family life.

Boasting over 1,650 square feet of beautifully arranged accommodation, the property features four well-sized double bedrooms and three modern bathrooms, providing the ideal balance of space, comfort and convenience for busy households.

Downstairs, a trio of versatile reception rooms offer exceptional flexibility—whether you're hosting guests, relaxing with family, or carving out space to work from home. The layout flows effortlessly throughout, enhanced by an abundance of natural light and a well-considered design that connects each living area with ease.

Upstairs, all bedrooms are thoughtfully proportioned, offering ample privacy and storage, while the contemporary bathrooms add a touch of everyday luxury.

Located within a friendly community and just moments from excellent local schools, parks and everyday amenities, Colshaw Road is a superb choice for families and professionals alike.

Opportunities like this don't come around often—a detached home of this size, style and location is a rare find. Early viewing is strongly advised.

Approach



With a dropped kerb offering access to stone-chip driveway, tarmacadam strip leading to the garage entrance

Entrance Hall

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

Kitchen 18'6" x 11'10" (5.64 x 3.63)



With a door leading from the entrance hall, a door leading to the utility room, fitted with a range of wall and base units with a range of wall and base units with 30mm Quartz worktops, integrated double oven, four-ring induction hob, single burner gas hob with designer stainless steel extractor fan above, breakfast peninsular with seating and storage, an opening to the dining area, a double glazed window to the rear and a designer central heating radiator

Dining Room 18'2" x 8'11" (5.55 x 2.73)



Being open plan to the kitchen with bi-folding doors to the rear, full height double glazed windows to the side and rear, lantern ceiling window to the ceiling and a central heating radiator

Snug 8'2" x 6'7" (2.49 x 2.03)



Being open plan to the dining room with a central heating radiator

Living Room 10'11" x 14'11" (3.35 x 4.55)



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

Utility 8'4" x 9'3" (2.55 x 2.83)



With a door leading from the kitchen, fitted with a range of wall and base units with worktops, stainless steel one-and-a-half sink with drainer, laundry machinery outlet points, a double glazed window to the side and a wall mounted room heater

WC



With a door leading from the entrance hall, WC, hand wash basin and a central heating radiator

Landing

With stairs leading from the entrance hall, doors to various rooms and a central heating radiator

Master Suite 9'10" x 11'3" (3.00 x 3.45)



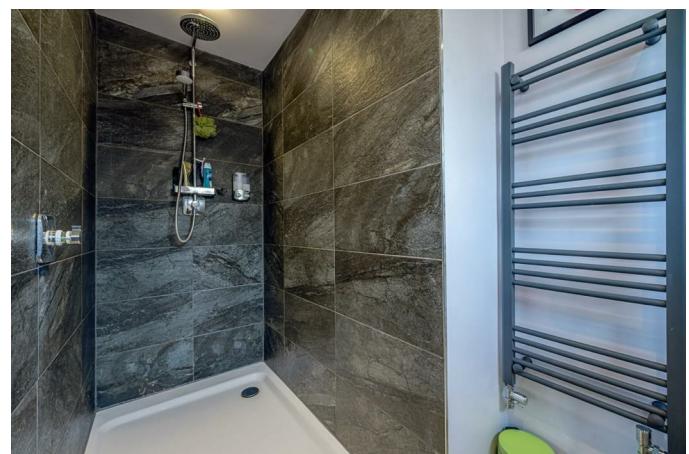
With a door leading from the landing, doors leading to the en-suite and walk-in wardrobe, a double glazed window to the front and a central heating radiator

Walk-in Wardrobe / Dressing Room 8'2" x 7'7" (2.51 x 2.33)



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

En-Suite



With a door leading from the master suite, walk in shower with full height tile surround, WC, hand wash basin, a double glazed window to the side and a central heating radiator

Bedroom 9'8" x 10'8" (2.97 x 3.26)



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

Bedroom 8'5" x 11'6" (2.58 x 3.53)



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

Bedroom 8'4" x 10'9" (2.56 x 3.29)



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

Family Bathroom



With a door leading from the landing, half height decorative tile surround, 'his & hers' twin sinks with mixer taps and vanity unit, WC, freestanding bath with mixer tap, shower cubicle with full height tile surround and glass screen, access to airing cupboard, a double glazed window to the front and a central heating radiator

Garden



With a door leading from the dining room, patio area to the front with lawn beyond, garden building to the rear with further patio area

Garage 8'7" x 16'7" (2.62 x 5.07)

With a garage door leading from the driveway, power outlet points and a door leading to the utility

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:

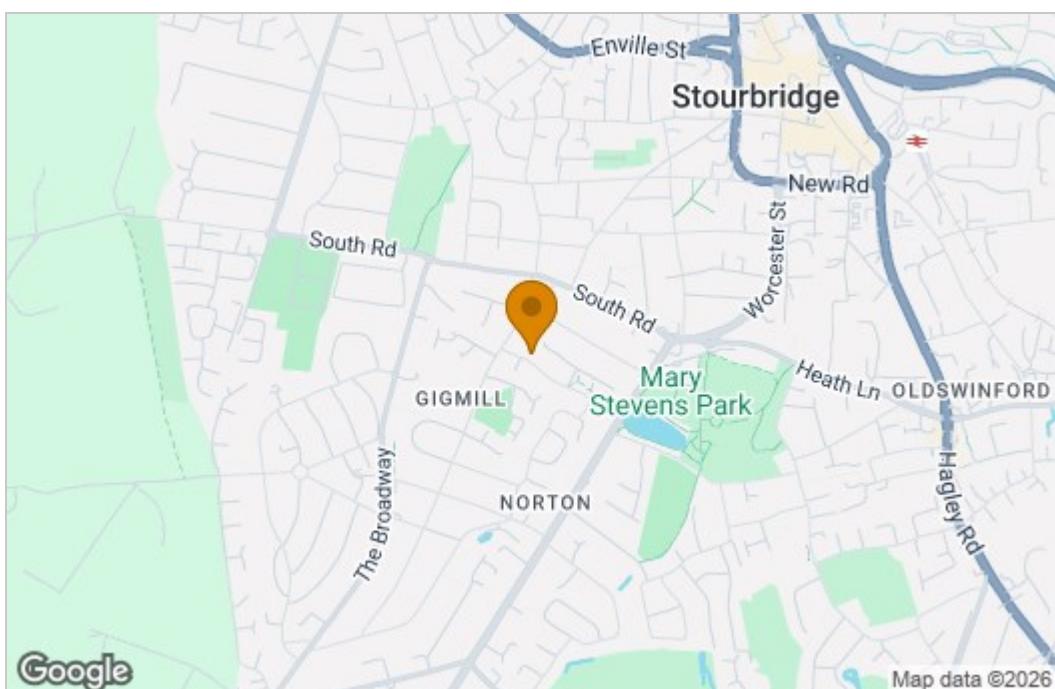
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

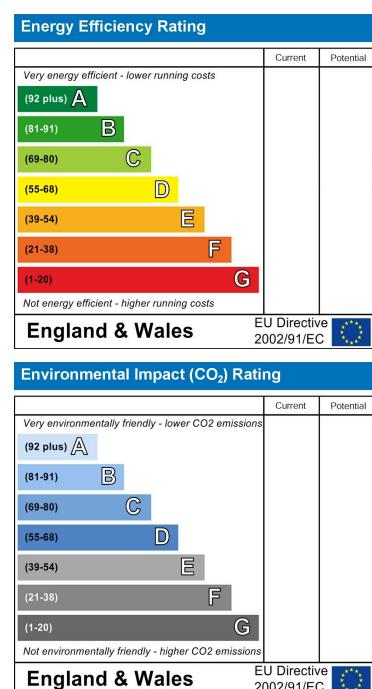
Floor Plan



Area Map



Energy Efficiency Graph



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