



RE/MAX
Prime Estates



7 Unwin Crescent, Stourbridge, DY8 3UY
Offers in excess of £550,000

Situated on Unwin Crescent in Stourbridge, this substantial house presents an excellent renovation opportunity for those looking to create their ideal home. Spanning two floors, the property offers ample space with two reception rooms, four bedrooms, and two bathrooms, making it perfect for families or those who enjoy entertaining.

The ground floor features a welcoming living room, a separate dining room ideal for family gatherings, and a well-appointed kitchen that encourages culinary creativity. A conveniently located WC adds to the practicality of this level. The property also boasts a double garage AND car port, ensuring secure storage for vehicles.

On the first floor, you will find four comfortable bedrooms, with the master benefiting an en-suite shower room. A notable point for this property is the spacious loft, which benefits a double glazed window to the side and is insulated and boarded throughout.

The location of this property is particularly advantageous, with a range of local amenities within easy reach. Families will appreciate the proximity to esteemed educational institutions, including King Edward VI College, Greenfield Primary School, and Rudolph Steiner Elmfield School. For leisure, nearby greenspaces such as Mary Stevens Park and Swanpool Park provide excellent opportunities for outdoor activities. The Corbett Outpatient Centre is also conveniently located, ensuring peace of mind for residents. Furthermore, the vibrant Stourbridge Town Centre and the popular Wollaston Village are just a short walk away, offering a variety of

Approach

With dropped kerbs offering vehicular access to an imprinted concrete driveway, garage doors offering access to the double garage & car-port, raised walled beds to the front, shrub borders, a door leading to the double garage and a door leading to;

Entrance Porch 5'3" x 5'8" (1.61 x 1.73)



With a door leading from the driveway, a door leading to the entrance hall and a double glazed window to the front

Entrance Hall



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

Living Room 19'10" x 10'11" (6.07 x 3.33)



With a door leading from the entrance hall, fireplace with tile surround and hearth, a double glazed sliding patio door to the rear, a double glazed window to the front and a central heating radiator

Dining Room 13'9" x 10'0" (4.21 x 3.07)



With a door leading from the entrance hall, serving hatch to the kitchen, a double glazed bay window to the front and a central heating radiator

Kitchen 9'6" x 9'11" (2.90 x 3.04)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops, double stainless steel sink with mixer tap and drainer, breakfast peninsular with storage and a double glazed window to the rear

WC



With a door leading from the entrance hall, WC, hand wash basin and a double glazed window to the rear

Landing



With stairs leading from the entrance hall, doors to various rooms and double glazed windows to the rear

Bedroom 10'2" x 11'11" (3.11 x 3.65)



With a door leading from the entrance hall, a door leading to the en-suite, loft access hatch with pull down ladder, a double glazed window to the front and a central heating radiator

En-Suite



With a door leading from the bedroom, WC, hand wash basin set into vanity unit, shower cubicle with glass screen, a central heating radiator and a double glazed window to the rear

Bedroom 13'1" x 10'11" (4.00 x 3.35)



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

Bedroom 8'0" x 9'11" (2.44 x 3.04)



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

Bedroom 7'10" x 9'10" (2.41 x 3.00)



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, hand wash basin set into vanity unit, bath with shower over and full height tile surround, WC, a double glazed window to the side and a central heating radiator

Loft Space



We wish to make note to the sizeable loft space on offer. The loft is boarded throughout with a double glazed window to the side. There is a loft hatch into the main bedroom with ladder access.

Garden



With doors leading from the entrance hall, lounge and double garage, patio area to the front with lawn beyond, access to the car-port, garden buildings to the side and rear

Double Garage 19'6" x 23'1" (5.96 x 7.06)



With two 'up-and-over' style garage doors to the front, mechanic's service pit, sink with taps, doors leading to the front and rear garden and a double glazed window to the rear

Car Port 17'7" x 12'3" (5.38 x 3.74)

With a roller shutter style garage door to the front, being open to the rear

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.

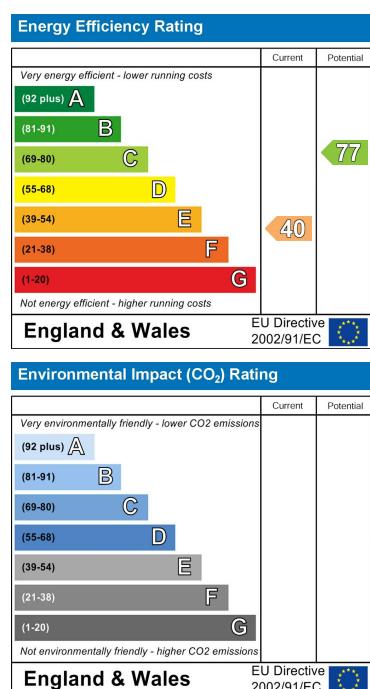
Floor Plan



Area Map



Energy Efficiency Graph



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