



**RE/MAX**  
Prime Estates



**39 Heathfield Gardens, Stourbridge, DY8 3YD**  
**Offers in the region of £199,995**

CALLING FIRST TIME BUYERS!

This property offers a fantastic opportunity to acquire a spacious home within a very highly sought after location in need of some cosmetic modernisation. The house is offered with NO UPWARD CHAIN and briefly comprises; Entrance porch with storage, entrance hall leading to fitted kitchen, ground floor WC, spacious lounge with sliding patio doors to the rear, and a further large storage cupboard.

To the first floor; two large double bedrooms, further storage and fitted family bathroom.

A strong response is anticipated, so RE/MAX Prime Estates urge any prospective buyers to enquire at their earliest convenience.

## Approach



With artificial lawn area and paved pathway leading to;

## Entrance Porch

With a door leading from the front garden, door to storage cupboard, and additional door leading to;

## Entrance Hall

With a door leading from the entrance porch, doors to various rooms, stair access to first floor accommodation and a central heating radiator

## Kitchen



With a door leading from the entrance hall, fitted with a range of wall and base units, sink with mixer tap, utility outlet points, an internal window to the lounge, double glazed window to the front and a central heating radiator

## WC

With a door leading from the entrance hall, partially tiled surround, WC and hand wash basin

## Lounge



With a door leading from the entrance hall, fireplace with decorative surround, a door leading to rear entrance porch and store, double glazed sliding patio doors to the rear and a central heating radiator

## Landing

With stairs leading from the entrance hall, doors to various rooms and loft access via ceiling hatch

## Master Bedroom



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

## Bathroom



With a door leading from the entrance hall, bath with

tiled surround, WX, hand wash basin, a double glazed window to the front and a central heating radiator

### Bedroom Two

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

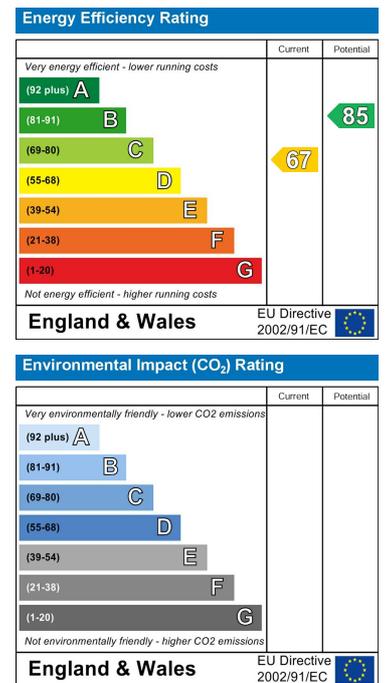
# Floor Plan



# Area Map



# Energy Efficiency Graph



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