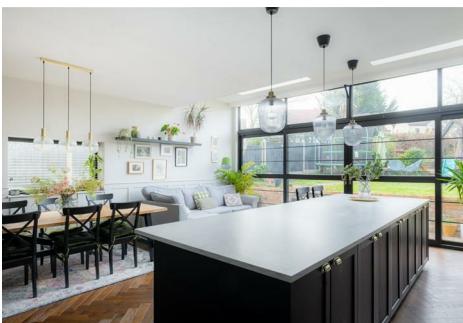




**RE/MAX**  
Prime Estates



**16 High Park Avenue, Stourbridge, DY8 3NH**  
**Offers in excess of £550,000**

RE/MAX Prime Estates is delighted to bring to market another exceptional home in the heart of Wollaston. This beautifully maintained and tastefully modernised four-bedroom property seamlessly blends character charm with contemporary living, making it a truly special find.

Step inside to discover a welcoming entrance hall with elegant tiled flooring, leading to an unexpectedly spacious kitchen-diner—perfect for family gatherings. The home also features a separate utility room, WC, and three versatile reception rooms, including a cosy living room with a solid fuel-burning stove.

Upstairs, you'll find four generously sized double bedrooms, with the master boasting a private en-suite, along with a spacious family bathroom. Outside, the enclosed rear garden provides a peaceful retreat to enjoy all year round.

This is a rare opportunity to own a charming period home in a highly sought-after location—don't miss out! Book your viewing today.

## Approach



With a half height wall with wrought iron fencing, wrought iron gate offering access to front garden

## Entrance Hall



With a door leading from the front, stairs offering access to the first floor accommodation, doors to various rooms and a central heating radiator

## Lounge 13'0" x 11'6" (3.98 x 3.52)



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

## Dining Room 13'1" x 8'7" (3.99 x 2.64)



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

## Living Room 11'1" x 17'2" (3.39 x 5.24)



With a door leading from the entrance hall, being open plan to the kitchen diner, a log burning stove with hearth and a central heating radiator

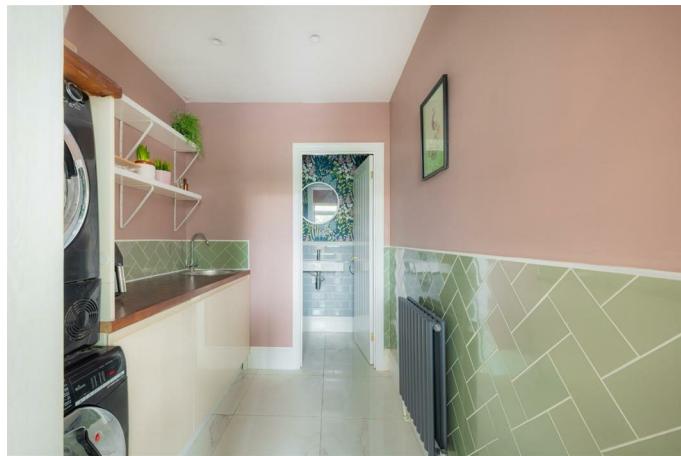
## Kitchen Diner 20'2" x 20'4" (6.16 x 6.20)



Being open plan to the living room, fitted with a range of wall and base units with worktops, integrated appliances, undermounted sink with mixer tap, breakfast island with worktops and

storage, full height double glazed sliding doors to the rear, double glazed lantern style windows to the ceiling and a central heating radiator

#### Utility 7'8" x 6'2" (2.34 x 1.89)



With a door leading from the kitchen, floor mounted cupboards with wooden worktops, stainless steel sink with mixer tap, laundry outlet points, a door leading to the WC and a central heating radiator

#### WC



With a door leading from the utility, half height tile surround, hand wash basin, WC and a central heating radiator

#### Landing



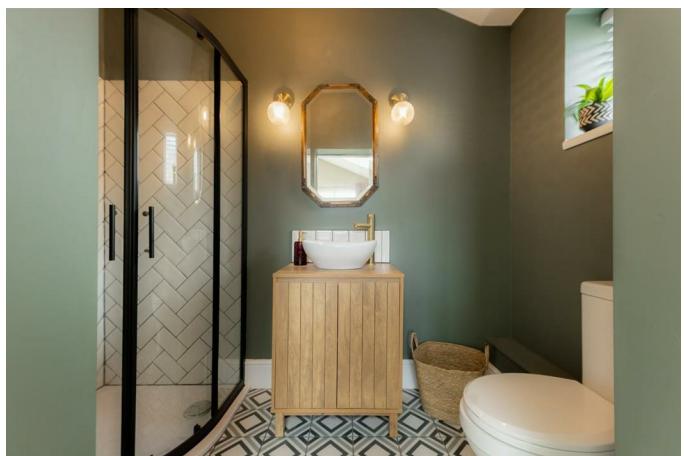
With stairs leading from the entrance hall, doors to various rooms and a double glazed skylight window to the ceiling

#### Bedroom 12'6" x 11'0" (3.83 x 3.37)



With a door leading from the landing, a door leading to the en-suite, a double glazed window to the rear, a double glazed skylight window to the ceiling and a central heating radiator

#### En-Suite



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

Bedroom 13'1" x 12'1" (4.01 x 3.69)



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

Bedroom 13'1" x 11'6" (3.99 x 3.51)



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

Bedroom 12'7" x 9'4" (3.84 x 2.86)



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

Family Bathroom 7'11" x 8'10" (2.42 x 2.71)



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

#### Cellar

With stairs leading from the entrance hall, power supply- The cellar is currently used for storage

#### Garden



With doors leading from the kitchen, the garden is split into different levels with gravel area to the front, steps to lawn beyond with a further seating area to the rear, side access gate offering access to the front of the property

#### 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

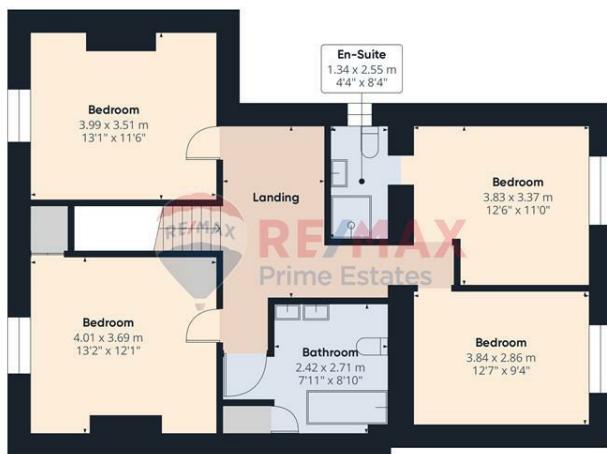
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying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

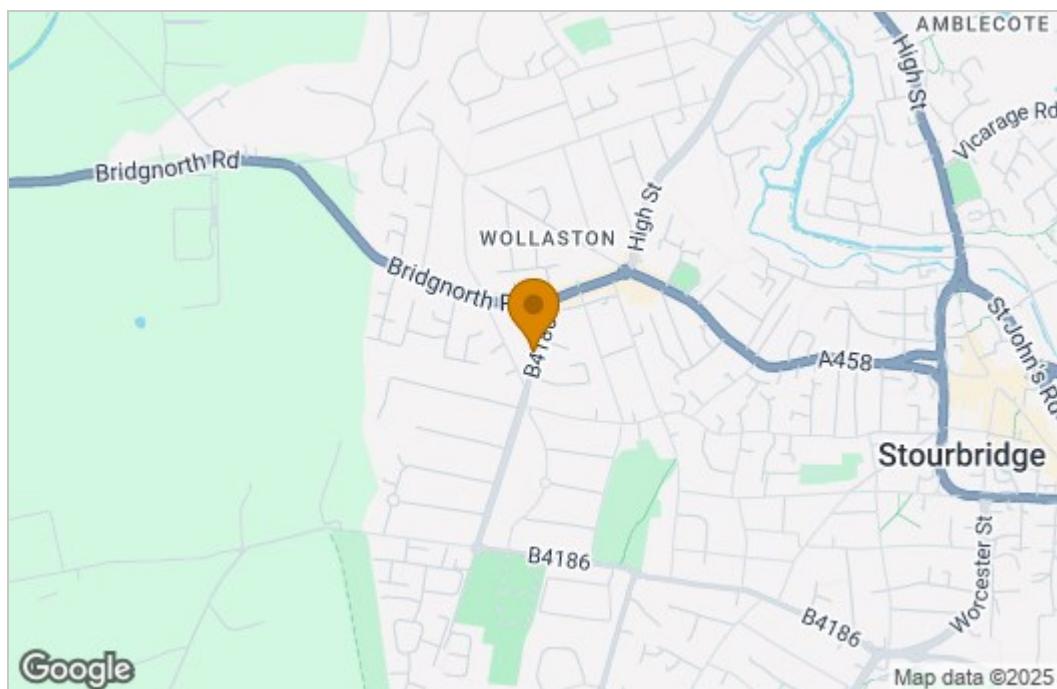


Floor 1

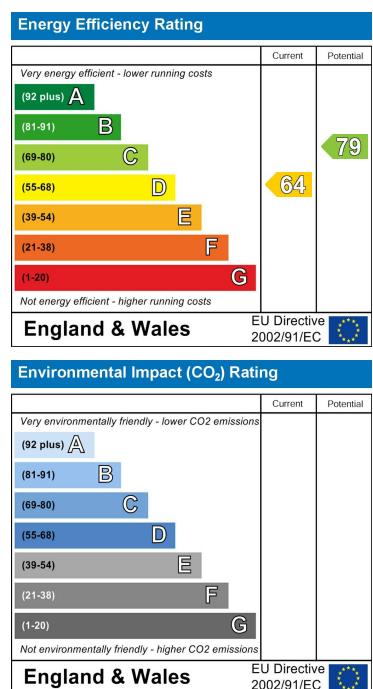


Floor 1

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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