



RE/MAX
Prime Estates



13 Sandfield Road, Stourbridge, DY8 5UQ

£250,000

Nestled on the charming Sandfield Road in Stourbridge, this delightful semi-detached house offers a perfect blend of comfort and practicality. Spanning an impressive 1,184 square feet, the property boasts two inviting reception rooms, providing ample space for both relaxation and entertaining.

The home features three well-proportioned bedrooms, ensuring plenty of room for family or guests. Notably, the ground floor includes an accessible wet room, catering to diverse needs, alongside an additional reception room that has previously served as a fourth bedroom. This versatile space can easily adapt to your lifestyle, whether you require a home office, playroom, or guest accommodation.

With two bathrooms, morning routines will be a breeze, allowing for convenience and privacy. The absence of an upward chain simplifies the buying process, making this property an attractive option for those looking to move swiftly into their new home.

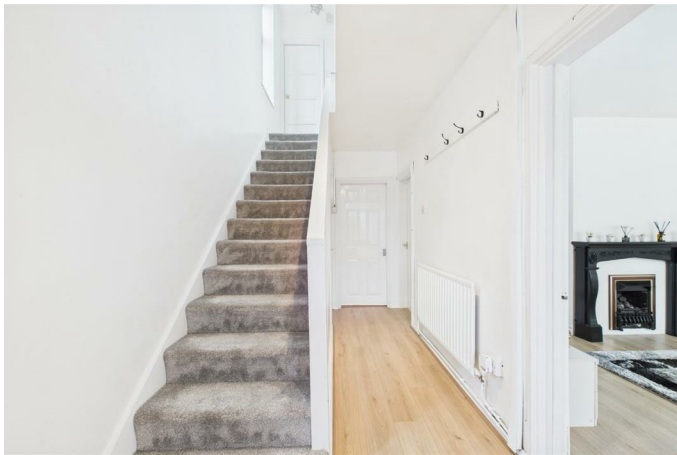
Situated in a desirable area, this residence is not only practical but also offers a welcoming atmosphere for families and individuals alike. Whether you are seeking a peaceful retreat or a vibrant community, this property on Sandfield Road is sure to meet your needs. Don't miss the opportunity to make this charming house your new home.

Approach



Slabbed driveway to the front with side access gate and door leading to;

Entrance Hall



With a door leading from the front, doors to various rooms, stairs ascending to the first floor, under stairs storage cupboard and a central heating radiator

Living Room 12'3" x 12'5" (3.75 x 3.79)



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

Kitchen 11'1" x 10'5" (3.40 x 3.19)



With a door leading from the entrance hall, a door leading to the rear garden, recently fitted kitchen with a range of wall and base units with worktops, sink with mixer tap, a double glazed window to the rear and a central heating radiator

Wetroom 7'1" x 7'2" (2.18 x 2.20)



With a door leading from the entrance hall, a door leading to the further reception room / possible additional ground floor bedroom, WC, hand wash basin and water outlet for the potential fitting of a shower

**Further Reception Room / Potential Ground Floor
Be 9'1" x 9'10" (2.77 x 3.01)**

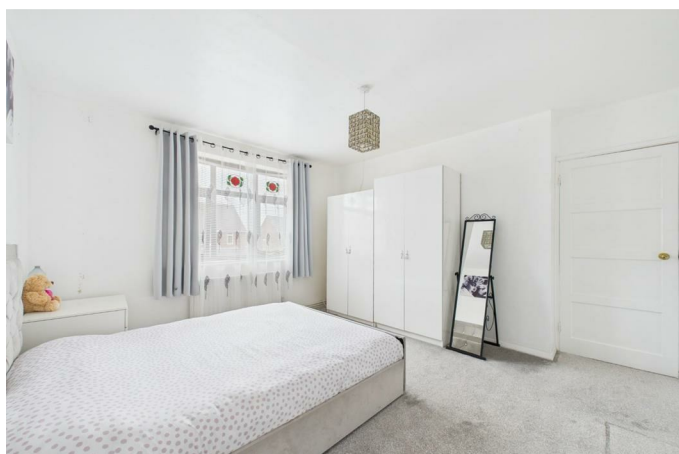


With a door leading from the wetroom, a double glazed window to the rear

Landing

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

Bedroom One 11'4" x 12'6" (3.47 x 3.83)



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

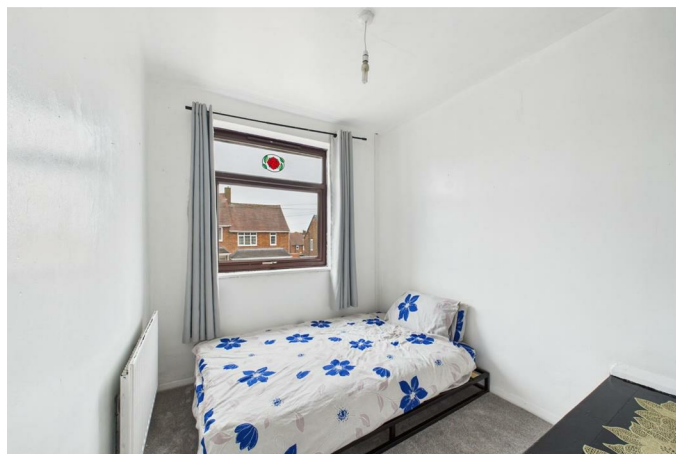
Bedroom 12'4" x 9'1" (3.76 x 2.77)



With a door leading from the landing, built in

wardrobe storage, a double glazed window to the rear and a central heating radiator

Bedroom 7'4" x 9'6" (2.24 x 2.92)



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

Garden



With a door leading from the kitchen, patio area to the front with lawn beyond, gate offering access to the side and a garden building currently used for storage

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.

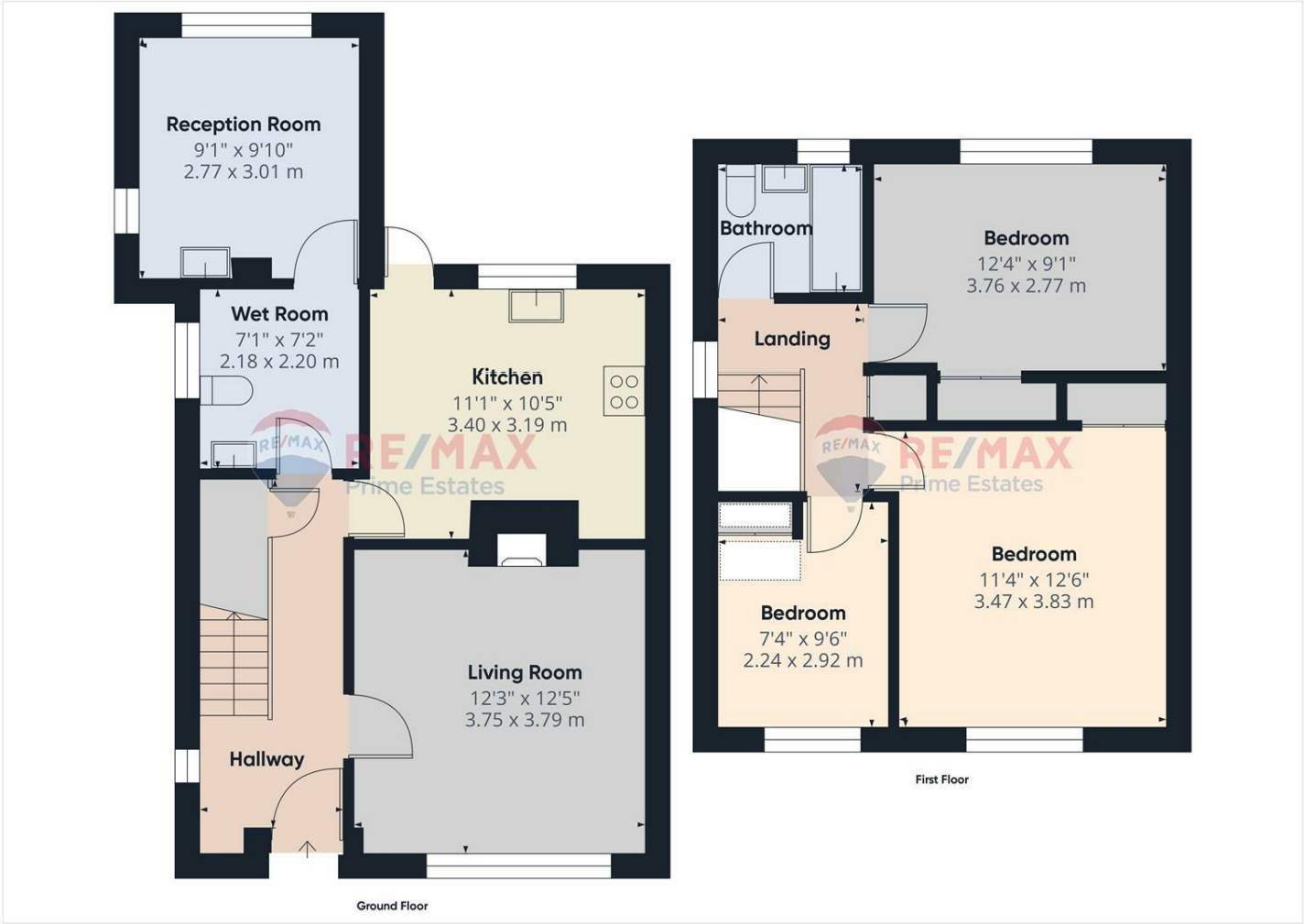
We are happy to provide further details on referral arrangements upon request.

[Money Laundering Regulation](#)

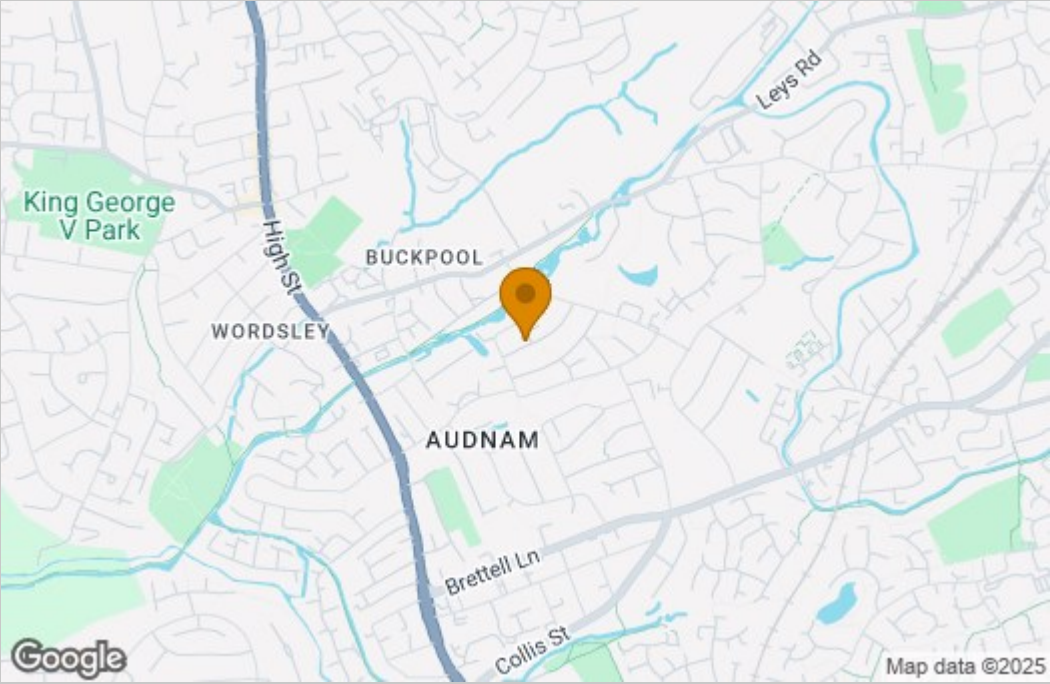
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying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

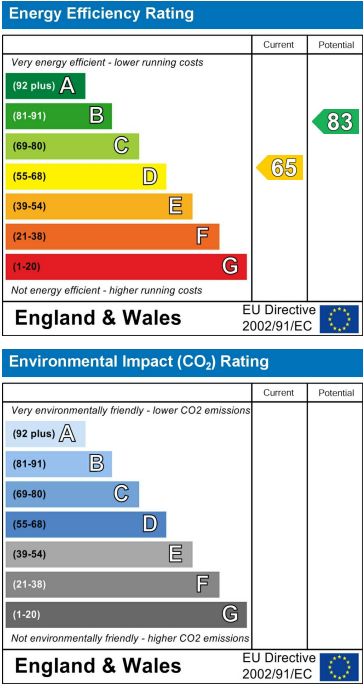
Floor Plan



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.