



**RE/MAX**  
Prime Estates



**131 Elmwood Road, Wordsley, DY8 5JU**  
**Offers in the region of £279,300**

This well-presented semi-detached house is located on Elmwood Road in the desirable area of Wordsley. The property features two spacious reception rooms, providing ample space for both relaxation and entertainment. With three bedrooms, this home is ideal for families or those seeking extra room for guests or a home office.

The open plan kitchen diner is a standout feature, offering a modern and functional space for cooking and dining. The layout promotes a sense of connectivity, making it perfect for everyday living and social gatherings.

The property benefits from a well-maintained interior and is offered with no onward chain, allowing for a smooth and efficient purchasing process. The combination of its thoughtful design and convenient location makes this semi-detached house an attractive option for potential buyers.

In summary, this property on Elmwood Road presents a wonderful opportunity for those looking to acquire a charming home in a sought-after area.

## Approach



With a dropped kerb leading to brick edged tarmac driveway, side access gate to the rear garden

## Entrance Hall



With a door leading from the side, being open plan to the dining area and kitchen, stairs leading to the first floor accommodation, a door leading to the living room and a central heating radiator

## Kitchen 9'6" x 11'8" (2.90 x 3.56)



Being open plan to the entrance hall, fitted with a range of wall and base units with worktops, integrated appliances, gas burning hob with extractor above, Franke composite sink with mixer

tap and drainer and a double glazed window to the front

## Dining Area 6'11" x 15'5" (2.12 x 4.71)



Being open plan to the entrance hall and kitchen, built in store cupboard, a double glazed window to the front and a central heating radiator

## Living Room 17'3" x 9'10" (5.27 x 3.0)



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

## Conservatory 8'5" x 10'7" (2.59 x 3.23)



With a door leading from the living room, double

glazed windows to three sides and a door leading to the garden

### Landing

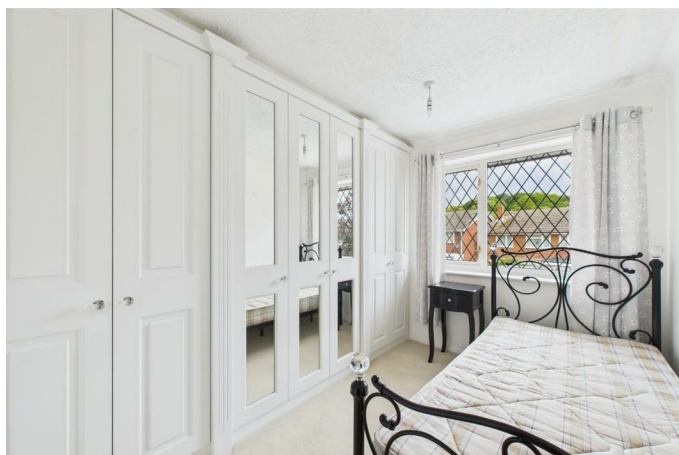
With stairs leading from the entrance hall, doors to various rooms, a double glazed window to the side and a central heating radiator

### Bedroom 8'10" x 13'5" (2.71 x 4.09)



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

### Bedroom 6'2" x 10'0" (1.90 x 3.06)



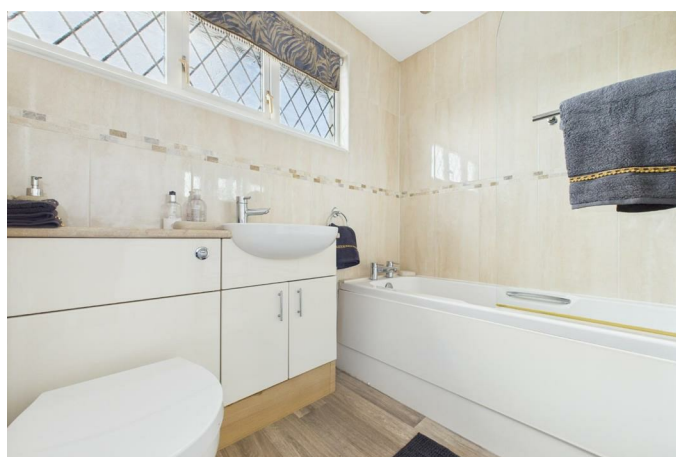
With a door leading from the landing, built in wardrobe storage, a double glazed window to the rear and a central heating radiator

### Bedroom 7'11" x 8'3" (2.43 x 2.54)



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

### Bathroom



With a door leading from the landing, full height tile surround, WC, hand wash basin with cabinet, bath with shower over and screen, a door leading to a spacious airing cupboard, a double glazed window to the front and a central heating radiator

### Garden



With a door leading from the conservatory, paved throughout with a raised garden shelter to the rear

## 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

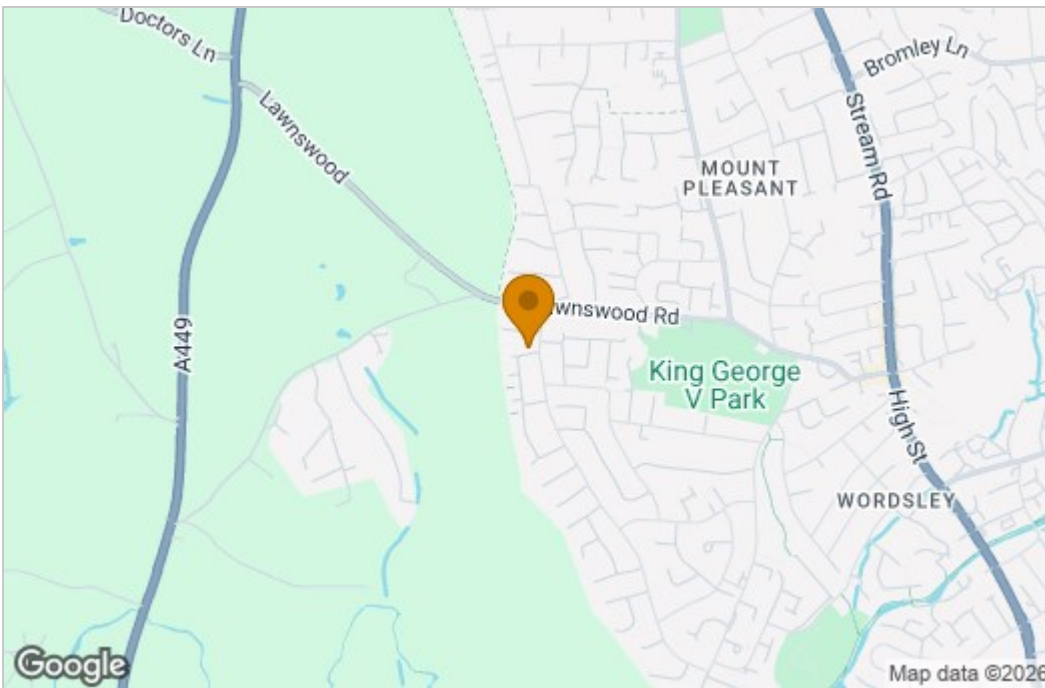
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying 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 (£60 inclusive of VAT) per individual over the age of 18 is charged to cover the cost of these checks.

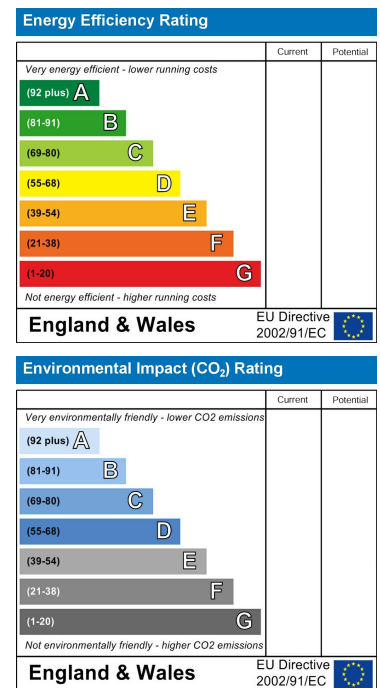
# Floor Plan



# Area Map



# Energy Efficiency Graph



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Stourbridge, West Midlands, DY8 1DX

Tel: +44 (0) 1384 438457 Email: prime.estates@remax.uk <https://remax.uk/locations/RE-MAX-Prime-Estates>