



RE/MAX
Prime Estates



24 Dorchester Road, Stourbridge, DY9 0XD
Offers in the region of £300,000

Presenting a fantastic opportunity to acquire a substantial home in a popular location, oozing with potential for development and modernisation. In brief, the property comprises to the ground floor; entrance porch with double glazed sliding door, entrance hall, living room to the front, dining room to the rear, under stairs storage, fitted kitchen and ground floor cloakroom. To the first floor; Landing, double bedroom to the front with built in wardrobes, single bedroom to the front, double bedroom to the rear and a spacious fitted family bathroom.

The property benefits from having off road parking for multiple vehicles, a low maintenance rear garden with artificial lawn and from being conveniently situated within a popular Pedmore location. The property is offered with no upward chain, and an early viewing is strongly advised to appreciate the accommodation on offer. Contact RE/MAX Prime Estates TODAY to arrange your viewing appointment.

Approach



With a paved area leading to the garage, lawn with shrub border and pathway to the side leading to rear garden

Porch

With a double glazed sliding door leading from the driveway and a door leading to;

Entrance Hall

With a door leading from the porch, stairs to the first floor accommodation and doors to various rooms

Living Room 13'11" x 11'4" (4.25 x 3.47)



With a door leading from the entrance hall, fitted display storage cabinet, double glazed window to the front and a central heating radiator

Dining Room 11'4" x 10'9" (3.47 x 3.28)



With a door leading from the entrance hall, fitted display storage cabinet, fireplace with decorative surround, double glazed window to the rear and a central heating radiator

Store

With a door leading from the entrance hall, storage under the stairs

Kitchen 9'6" x 7'0" (2.91 x 2.14)



With a range of wall and base units, stainless steel sink with mixer tap, space for laundry machinery, gas outlet point to cooker, a door leading to the garage, a double glazed window to the rear and a central heating radiator

Ground Floor Cloakroom



With a door leading from the garage, a WC, hand wash basin and an electric wall mounted panel heater

Landing

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

Bedroom One 13'11" x 11'4" (4.25 x 3.47)



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

Bedroom Two 11'4" x 10'9" (3.47 x 3.28)



With a door leading from the landing, fitting

wardrobes with dressing area, double glazed window to the rear and a central heating radiator

Bedroom Three 8'0" x 7'7" (2.46 x 2.32)



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

Bathroom



With a door leading from the landing, tiled surround with WC, hand wash basin with mixer tap, shower cubicle with tiled surround, bath unit, double glazed window to the rear and a central heating radiator

Garage 14'6" x 7'5" (4.44 x 2.27)

With a door leading from the kitchen, access to ground floor WC and a garage door leading to driveway

Garden



With patio area to front, gravelled area, patio to the rear and artificial lawn

Tenure- Freehold

The property's tenure is referenced based on the information given by the seller. As per the seller's advice, the property is freehold. However, we suggest that buyers seek confirmation of the property's tenure through their solicitor.

Money Laundering Regulation

At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

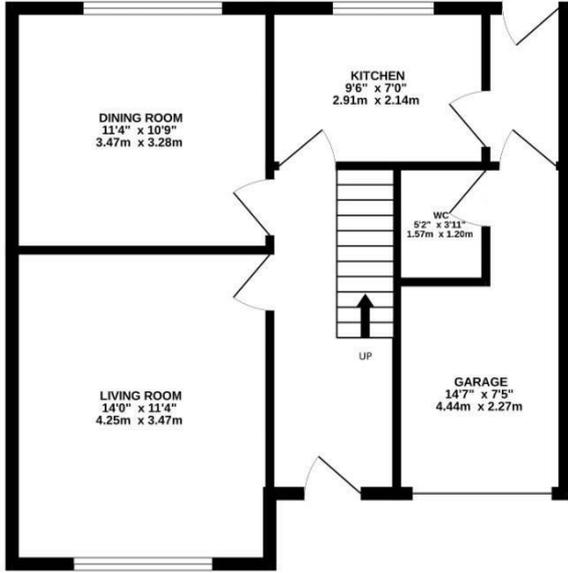
- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £36 including VAT per person will be applicable for this service.

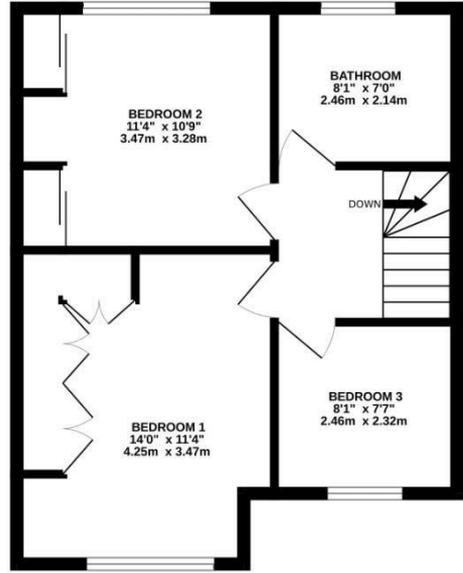
Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

Floor Plan

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



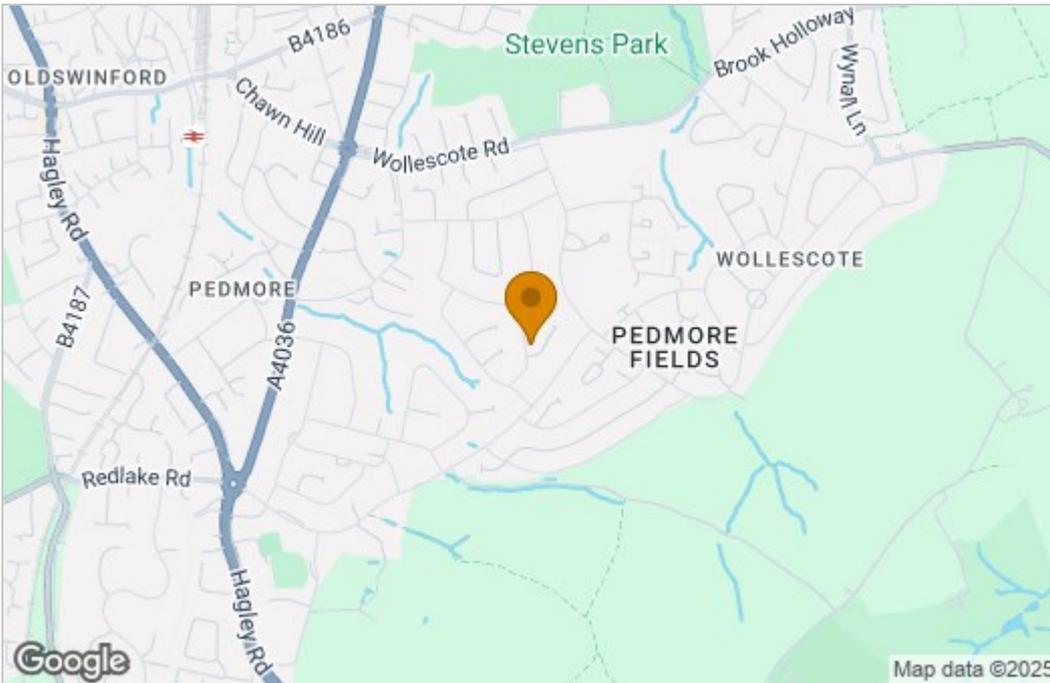
1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



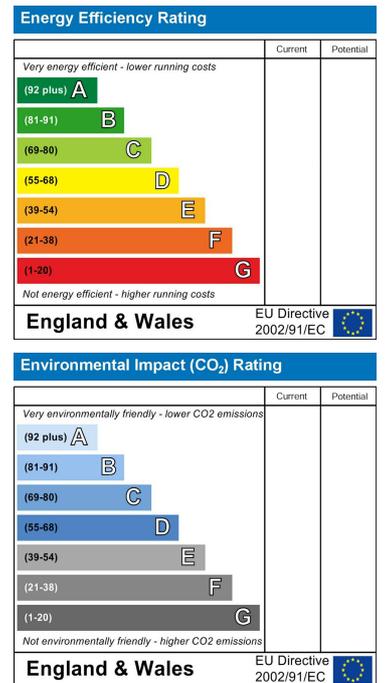
TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.