



RE/MAX
Prime Estates



27 Heath Farm Road, Stourbridge, DY8 3DA
£440,000

Being set on an imposing corner position on Heath Farm Road in Stourbridge, this charming house offers a perfect blend of modern living and classic comfort. Built in 1955, the property has been thoughtfully extended to create a remarkably spacious open plan kitchen, lounge, and dining area, ideal for both entertaining and family gatherings. The bi-folding doors seamlessly connect the interior to the rear garden, allowing for an abundance of natural light and a delightful view of the outdoor space.

The house boasts three generously sized bedrooms, providing ample accommodation for families and guests. Additionally, there is a convenient office space located on the ground floor, perfect for those who work from home or require a quiet area for study.

The location on Heath Farm Road is conveniently situated near local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This home presents a wonderful opportunity to enjoy a comfortable house in a sought-after area of Stourbridge.

An early viewing is strongly advised to avoid missing this superb opportunity!

Approach



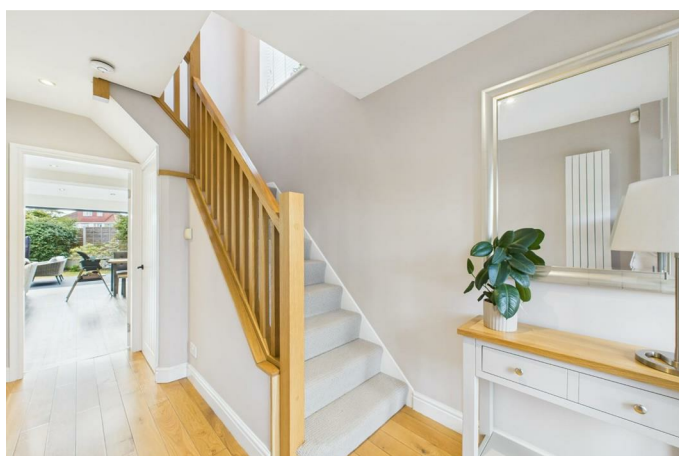
Being set on an imposing corner plot behind half-height brick wall, two separate gravelled driveways, lawn border, roller door leading to the garage, a door leading to the entrance porch and an additional door leading to the utility room

Entrance Porch



With a door leading from the front, original period stained glass feature doorway to the entrance hall

Entrance Hall



With a stained glass feature door leading from the entrance porch, stairs leading to the first floor, doors to various rooms and under-stairs storage cupboard and a central heating radiator

Living Room 12'11" x 13'0" (3.95 x 3.97)



With a glazed door leading from the entrance hall, built-in alcove storage shelving with lighting, a double glazed window to the front and a central heating radiator

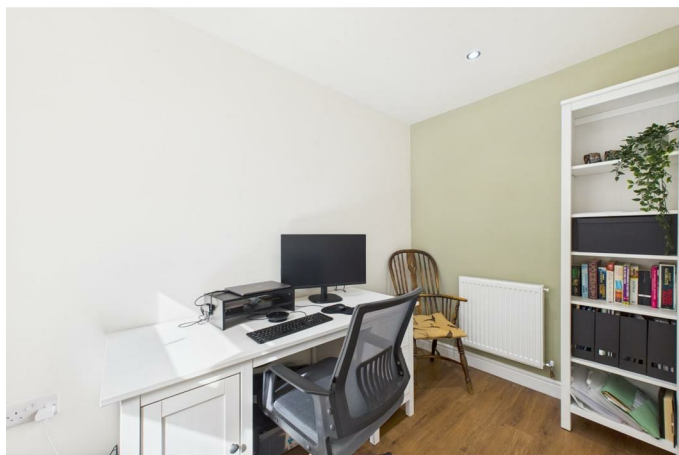
Open Plan Kitchen - Lounge - Diner 24'4" x 23'0" (7.43 x 7.02)



With a door leading from the entrance hall, a modern fitted kitchen with a range of wall and base units with worktops, integrated appliances including double oven and dishwasher, space for an 'American Style' fridge freezer, composite sink with mixer tap and drainer. The kitchen also benefits a larger than expected island with worktops, storage cupboards, breakfast style seating, induction hob and worktop mounted extractor.

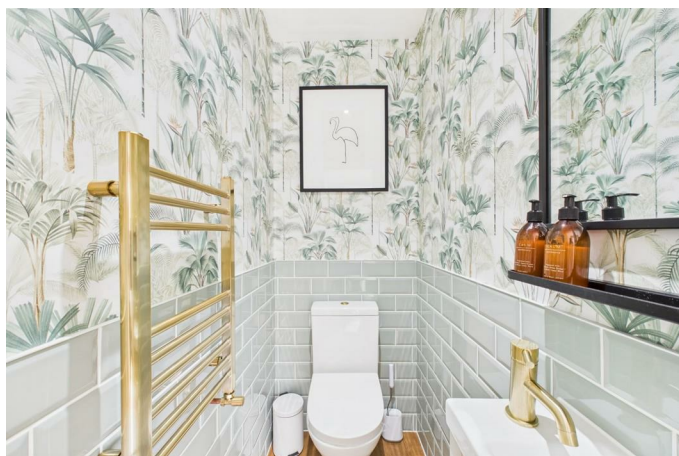
The open plan space has doors leading to the utility, office and WC, with skylight windows to the ceiling and bi-folding double glazed doors to the rear. This room benefits underfloor heating throughout

Office 5'10" x 9'9" (1.8 x 2.98)



With a door leading from the open plan kitchen lounge diner, a double glazed window to the rear and a central heating radiator

WC



With a door leading from the open plan kitchen lounge diner, half height tile surround, WC, hand wash basin and a central heating radiator

Utility 4'9" x 11'11" (1.47 x 3.65)



With a door leading from the open plan kitchen lounge diner, wall and base units with worktops, stainless steel sink with mixer tap and drainer, doors leading to the front and garage and a double glazed skylight window to the ceiling

Landing

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

Bedroom One 9'11" x 11'10" (3.04 x 3.62)



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

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



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

Bathroom



With a door leading from the landing, half height tile surround WC, hand wash basin, shower cubicle with glass screen, roll-top freestanding 'slipper' style bath, a double glazed window to the rear and a central heating radiator

Bedroom Two 12'1" x 11'7" (3.7 x 3.55)



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

Garage 10'1" x 12'4" (3.09 x 3.76)

With a door leading from the

Garden



With bi-folding double glazed doors from the open plan kitchen lounge diner, deck to the front with lawn beyond mature shrub borders throughout, side access gate offering access to the driveway

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

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 £60 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.

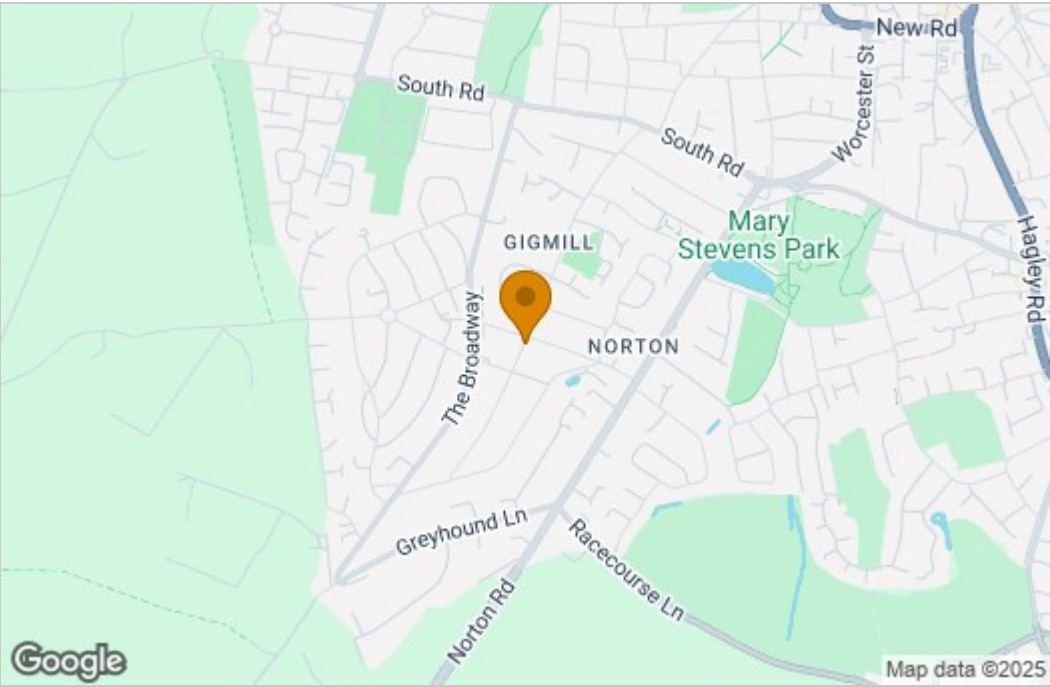
[Agent's Note](#)

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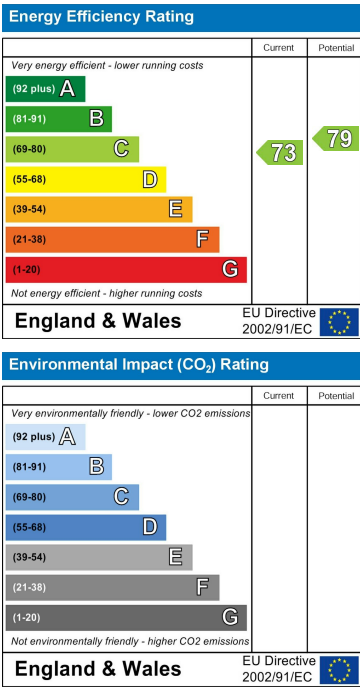
Floor Plan



Area Map



Energy Efficiency Graph



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