



RE/MAX
Prime Estates



3 Monument Avenue, Stourbridge, DY9 8XS

Offers in the region of £395,000

Welcome to Monument Avenue, Stourbridge - a charming location for this stunning detached house. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone in the household.

Parking is always a breeze with two garages - one double and one single, providing plenty of storage space for your vehicles or outdoor equipment. The three double bedrooms and one single offer versatility for various needs, whether it's for a growing family or a home office.

The modernised kitchen with an island is a focal point of the house, where you can unleash your culinary skills or enjoy a casual meal. The lounge is larger than expected, measuring 6.65m x 4.19m, offering a comfortable and spacious area to unwind after a long day.

Don't miss the opportunity to make this house your home and enjoy the convenience and comfort it has to offer. Contact us today to arrange a viewing and experience the beauty of Monument Avenue living firsthand.

Approach

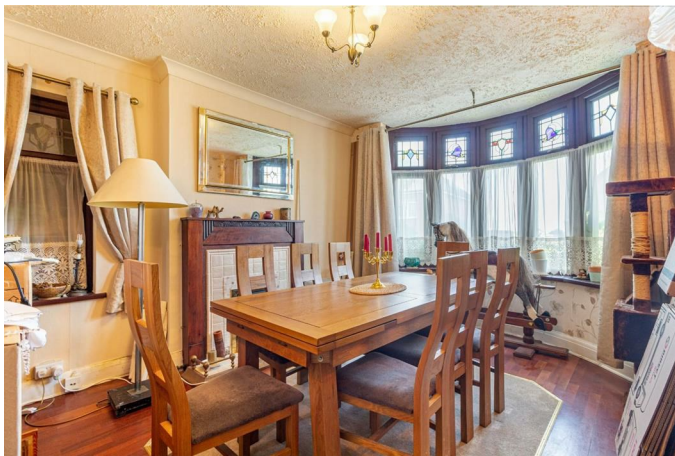


With wrought iron gates leading to the garages, half height wall giving access to path with shrub borders leading to front door

Entrance Hall

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

Dining Room 14'6" x 12'0" (4.42m x 3.68m)



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

Kitchen 19'3" x 12'5" (5.89m x 3.81m)



With a door leading from the entrance hall, fitted with a range of wall and base units with solid wood worktops above, kitchen 'island' with base units and wooden worktop, space for appliances, extractor hood, sink with mixer tap, doors leading to the lounge and utility room, a double glazed window to the rear and a designer central heating radiator

Utility 8'2" x 6'5" (2.51m x 1.98m)

With a door leading from the kitchen, units with worktops and space for laundry appliances, a door leading to the rear garden and a central heating radiator

Lounge 21'9" x 13'8" (6.65m x 4.19m)



With a door leading from the kitchen, doors leading to the ground floor WC, garage and garden, windows to the side and rear and a central heating radiator

WC



With a door leading from the lounge, half height tile surround with hand was basin, WC and a central heating radiator

Landing

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

Master Bedroom 15'5" x 11'7" (4.70m x 3.55m)



With a door leading from the landing, fitted wardrobes with sliding doors, double glazed windows to the front and rear and a central heating radiator

Bedroom Two 12'5" x 11'11" (3.81m x 3.65m)



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

Bedroom Three 12'0" x 11'11" (3.68m x 3.65m)



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

Bedroom Four 8'2" x 6'7" (2.49m x 2.03m)

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

Family Bathroom



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

Double Garage

Garage

Garden



With a patio area to the front. lawn beyond with mature shrubbery throughout

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.

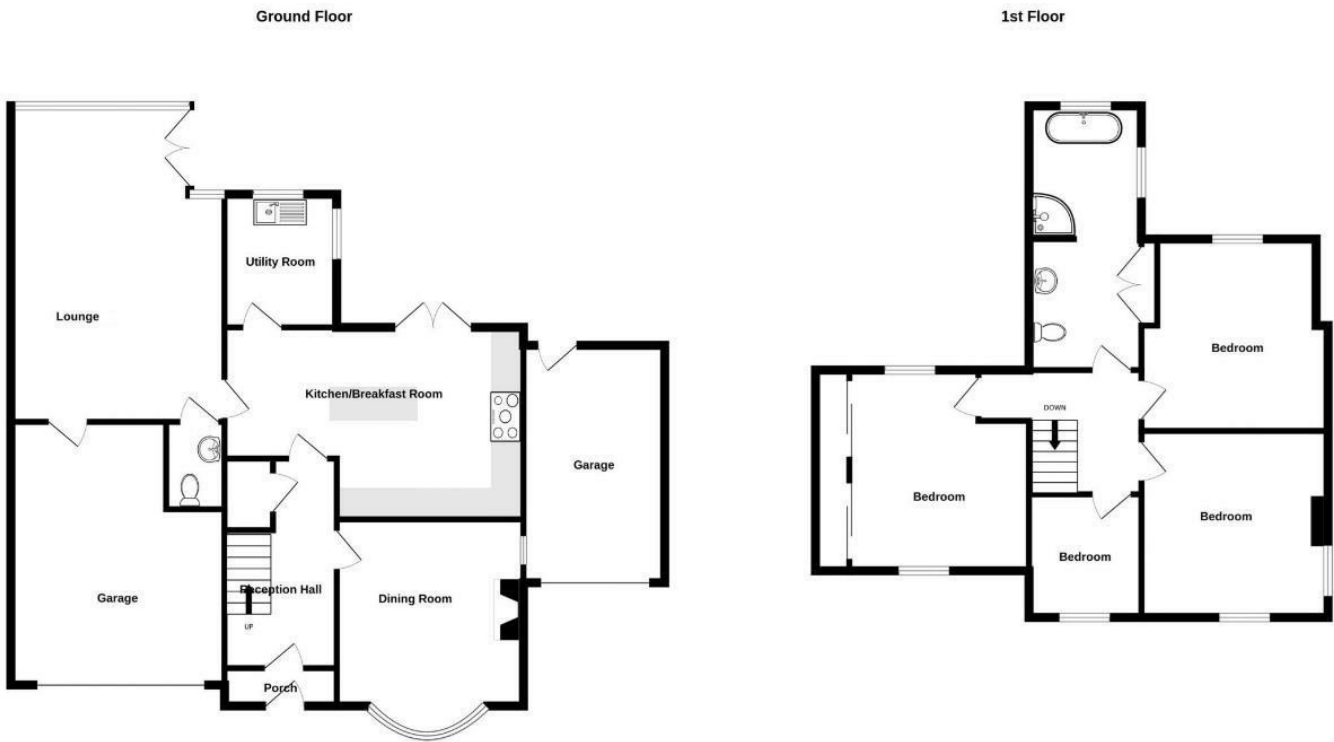
We are happy to provide further details on referral arrangements upon request.

Money Laundering Regulation

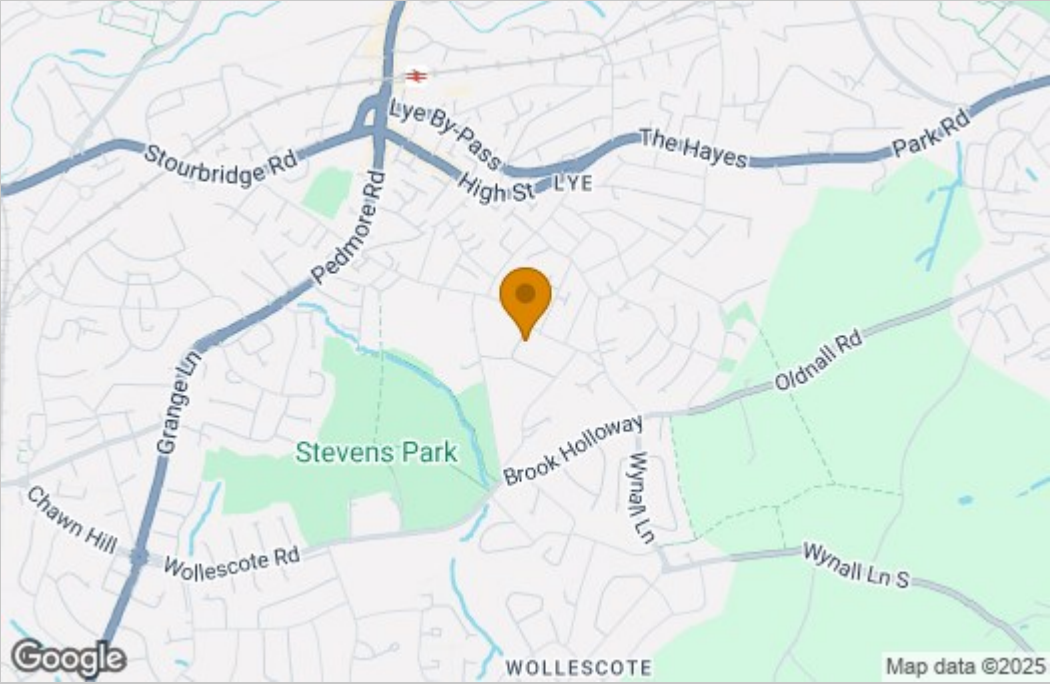
Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying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

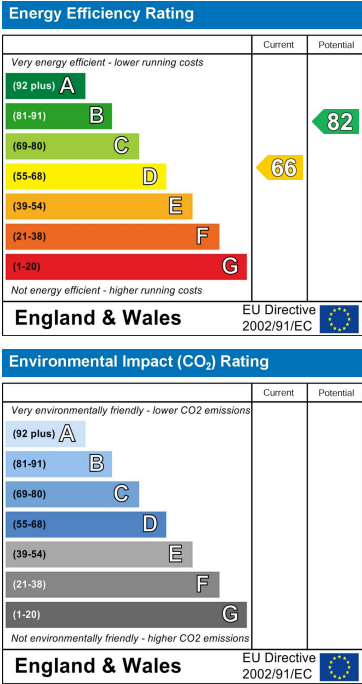
Floor Plan



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.