



# RE/MAX

Prime Estates



## 88 Worcester Street, Stourbridge, DY8 1AY

### Offers in excess of £300,000

This mid-terrace house on Worcester Street in Stourbridge presents an excellent opportunity for those seeking a blend of traditional charm and modern convenience. Built in 1900, the property has been thoughtfully renovated to a superb specification, ensuring that no expense has been spared in its transformation. Spanning an impressive 1,152 square feet, the home offers considerably more space than one might expect.

The ground floor features a well-proportioned reception room, perfect for entertaining or relaxing, alongside a contemporary kitchen that seamlessly integrates modern living with classic design. The property boasts two comfortable bedrooms- both with en-suite facilities, providing ample accommodation for families or professionals alike.

An additional loft space currently serves as a home office, catering to the growing demand for flexible working arrangements. This versatile area can easily adapt to suit your needs, whether for work or leisure.

Parking is available at the front of the property, adding to the convenience of this well-located home. The traditional exterior is complemented by modern features, creating a harmonious balance that is sure to attract discerning buyers.

The location is particularly advantageous, with Mary Stevens Park just a short walk away, offering beautiful green spaces for leisure and recreation. Stourbridge Town Centre is also within easy reach, providing a variety of shops, restaurants, and essential amenities. This property not only offers a comfortable living space but also places you in close proximity to the vibrant community and local attractions that Stourbridge has to offer.

## Approach



Being set behind a dropped kerb with decorative wrought iron fencing to the front and a front door leading to;

### Entrance Hall

With a composite front door, open to the living room with a central heating radiator

### Living Room 16'7" x 15'5" (5.07 x 4.71)

With an opening from the entrance hall, being open plan to the dining area, designer wall mounted gas fire, stairs ascending to the first floor, a door leading to the kitchen, double patio doors to the rear garden and a central heating radiator

### Dining Area 11'3" x 12'4" (3.43 x 3.78)



Being open plan to the living room, double glazed window to the front with fitted shutters and a central heating radiator

## Kitchen 11'8" x 6'11" (3.56 x 2.13)



With a door leading from the living room, fitted with a range of wall and base units with worktops and tiled splashbacks, integrated appliances, 'Hotpoint' hob with stainless steel extractor, a double glazed window to the side and a double glazed patio door to the rear

### WC 3'1" x 3'5" (0.95 x 1.05)



With a door leading from the living room, WC, hand wash basin and a double glazed window to the side

### Landing

With stairs leading from the living room, doors to various rooms

Bedroom 11'5" x 14'9" (3.48 x 4.51)



With a door leading from the landing, a door leading to the 'Jack & Jill' bathroom, built in wardrobe storage, double glazed windows to the front with traditional style shutters and a central heating radiator

Jack & Jill Family Bathroom 4'1" x 9'7" (1.26 x 2.94)



With doors leading from the landing and the bedroom, full height panel surround, WC, hand wash basin, walk in shower cubicle with glass screen and a central heating radiator

Bedroom 12'1" x 8'9" (3.69 x 2.67)



With a door leading from the landing, a door leading to the en-suite, built in wardrobe storage, a double

glazed window to the rear and a central heating radiator

En-Suite 5'10" x 5'3" (1.79 x 1.61)



With a door leading from the bedroom, half height panelling throughout, WC, hand wash basin, a corner shower cubicle with full height tile surround and mixer shower, a double glazed window to the rear and a central heating radiator

Loft Room 10'2" x 16'2" (3.11 x 4.94)



With stairs leading from the landing, eaves storage

Garden



With doors leading from the living room and the kitchen, low maintenance rear garden with patio

throughout, garden storage building and a gate to the rear offering access to Baylie Street

### Cellar

We are informed by our vendor client that the property has the added benefit of cellar space. Access to the cellar space is via a door in the floor in the living room which is not currently used.

### Money Laundering Regulations

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.

### 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:

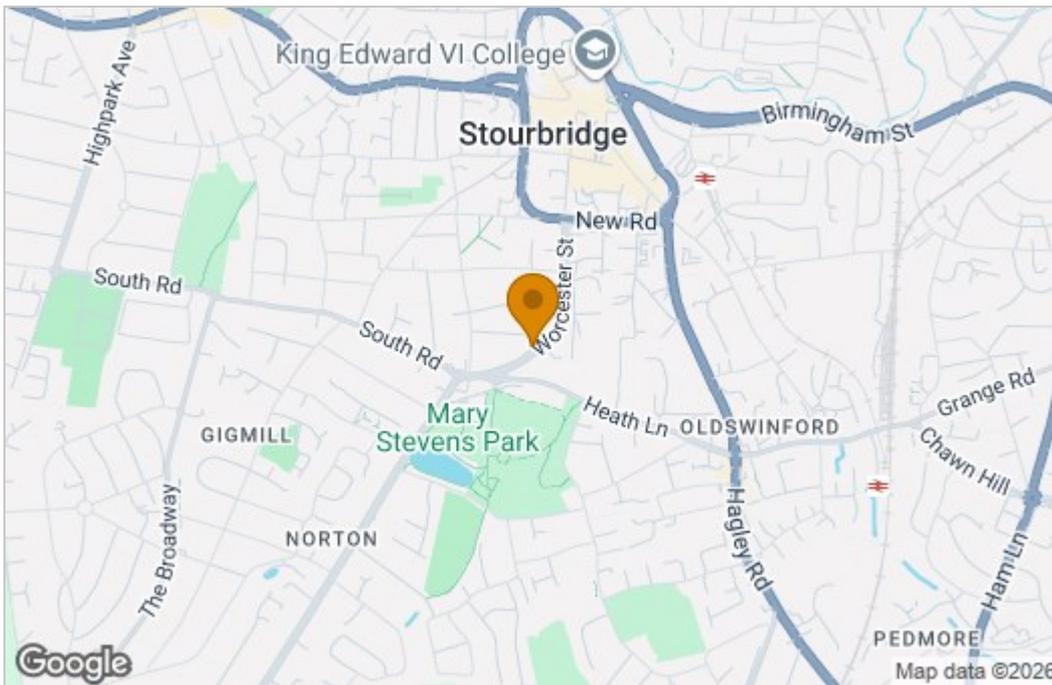
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with 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.

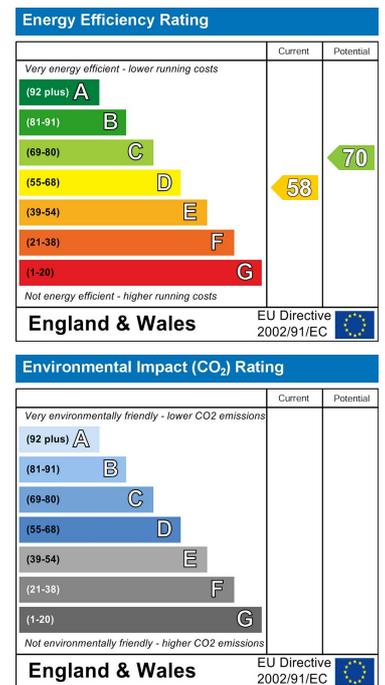
## Floor Plan



## Area Map



## Energy Efficiency Graph



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