



RE/MAX
Prime Estates



10 Chaffinch Road, Stourbridge, DY9 7HT
Offers in the region of £550,000

Situated on Chaffinch Road in Stourbridge, this impressive house has been recently refurbished to a high standard, offering a modern and stylish living space. The property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. With four double bedrooms, including a master suite with an en-suite bathroom, this home is ideal for families or those seeking extra space.

The three bathrooms ensure convenience for all occupants, making morning routines and guest visits effortless. The superb location enhances the appeal of this property, with local amenities and transport links within easy reach. Additionally, the house is offered with no upward chain, allowing for a smooth and efficient purchase process.

For those with vehicles, the off-street driveway parking accommodates multiple cars, a valuable feature in this area. This property presents an excellent opportunity for buyers looking for a spacious and well-appointed home in a desirable location.

Approach



With a dropped kerb offering vehicular access to tarmacadam driveway with shrub borders

Entrance Hall



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

Kitchen / Diner 22'2" x 18'0" (6.78 x 5.49)



With a door leading from the entrance hall, doors to the snug and utility, fitted with a range of wall and base units with worktops, kitchen island with hob and extractor above, integrated appliances, a double glazed window to the rear, a double glazed skylight window to the ceiling, bi-folding doors to the garden and a central heating radiator

Utility 6'1" x 4'8" (1.87 x 1.43)



With a door leading from the kitchen, a door leading to the WC, utility outlet points, stainless steel sink with mixer tap

WC



With a door leading from the utility, WC, hand wash basin, obscured double glazed window to the front and a central heating radiator

Living Room 11'3" x 14'11" (3.45 x 4.55)



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

Snug 7'6" x 16'8" (2.3 x 5.1)



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

Landing



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

Master Bedroom 14'0" x 9'10" (4.28 x 3.01)



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

En-Suite



With a door leading from the bedroom, WC, hand wash basin, walk-in shower cubicle with full height tile surround and glass screen, a double glazed window to the side and a central heating radiator

Bedroom 11'3" x 13'8" (3.44 x 4.18)



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

Bedroom 3 11'3" x 10'9" (3.45 x 3.28)



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

Bedroom 4 13'3" x 9'1" (4.04 x 2.79)



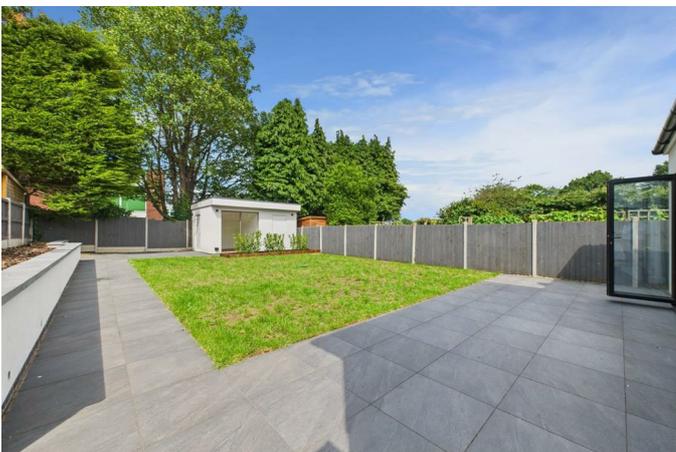
With a door leading from the landing, a double glazed window to the front and a central heating radiator

Family Bathroom



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

Garden



With bi-folding doors leading from the kitchen diner, patio area to the front with lawn beyond, further patio to the rear with garden building

Garden Building



With doors leading from the garden, the building is split into two sections with the potential for use as a home office with storage

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.

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:

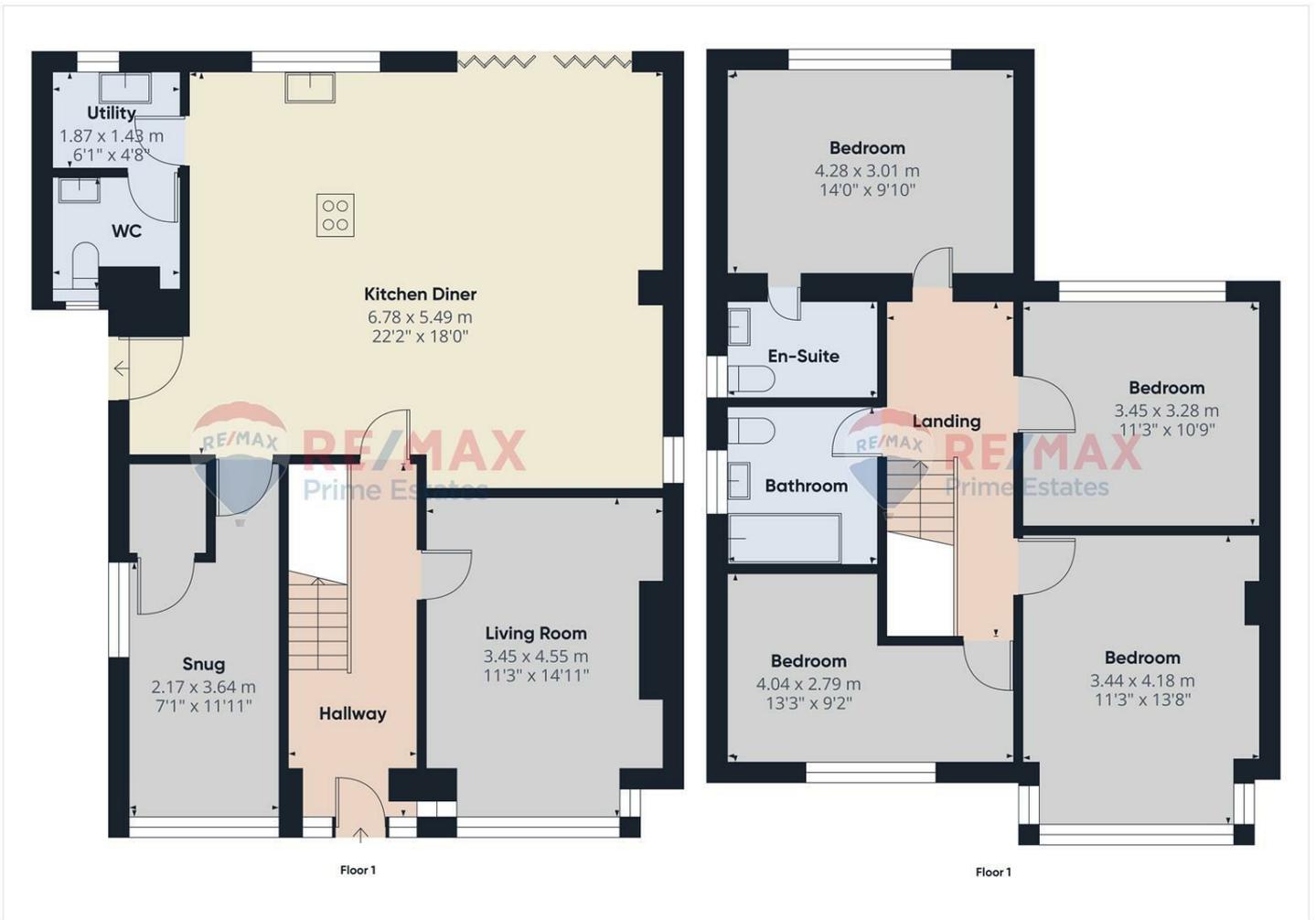
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you 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:

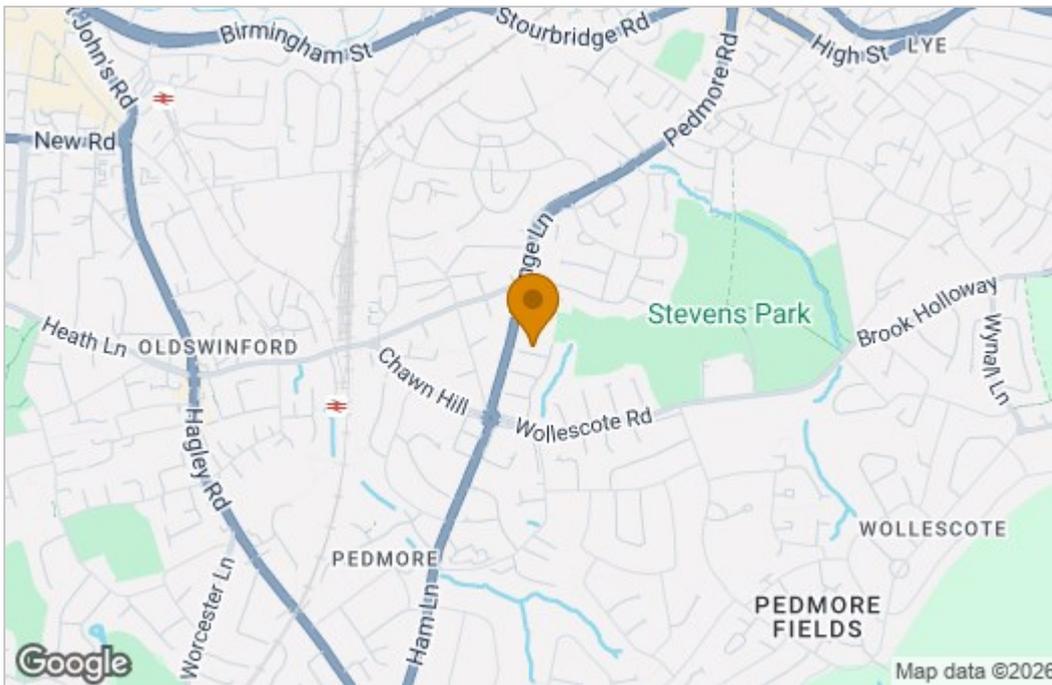
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with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

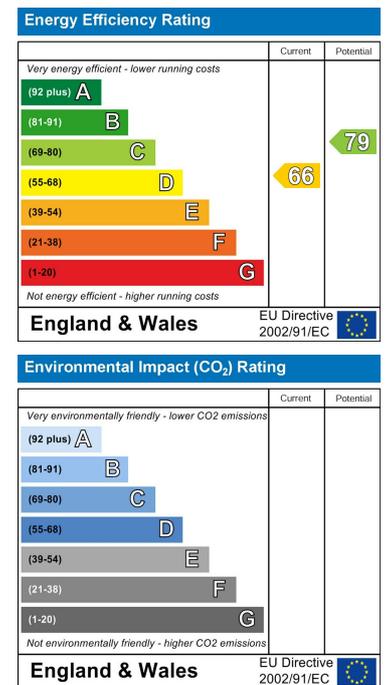
Floor Plan



Area Map



Energy Efficiency Graph



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