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Bowling Green Road
Stourbridge

16 Bowling Green Road, Stourbridge DY8 3TT

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This modern, now 5 Bedroom Detached Family Home with 2 En-suites has been thoughtfully extended and improved and re-appointed to a high standard, stylishly presented throughout, with turn the key move in ready condition, where internal inspection is highly recommended to fully appreciate its overall size, layout and sought after location.

The property is situated in the popular Old Quarter of Stourbridge, well placed for amenities and schools, near to Mary Stevens & Greenfield Parks and within close proximity to Stourbridge Town having excellent bus and rail links together with good road access to the M5 Motorway, making it an ideal base for commuting.

The Avanti refitted Kitchen has been extended to the side and now offers Dining/Living space creating a more open plan feel with side Velux windows and rear bi-fold doors opening to the Garden and with the 1st floor extension creating an additional En-Suite Bedroom, the property is much bigger than first impressions making viewing essential. The property further benefits from off road Driveway parking and single Garage, together with a landscaped Rear Garden.

With gas central heating, UPVC double glazing and accommodation comprising: Reception Hall, Guest Cloakroom, through Lounge/Dining Room, Kitchen/Dining/Living, Utility Room, Landing, 5 Bedrooms (2 with En-Suite and 3 with wardrobes) and refitted House Bathroom.

OVERALL, A FANTASTIC OPPORTUNITY FOR A GENEROUS SIZE FAMILY HOME IN THE POPULAR OLD QUARTER OF STOURBRIDGE. VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor there is a Canopy Entrance with composite double glazed front door opening to the through Reception Hall having oak floor, stairs off to 1st Floor with spindle balustrade, small paned glazed doors to Lounge and door to Kitchen.

There is a Guest Cloakroom, to the front, with a white suite including wc, basin with splash back tiling, vanity cupboard and front window with shutter.

The Lounge/Dining Room is a through room with the Lounge Area having a feature recessed fireplace, bay window to front with shutters, oak floor and Dining Area, also with oak floor, rear patio door with shutters and door access to the Kitchen.

The Breakfast Kitchen has been extended to the side and refitted by Avanti providing the wow factor with Sitting/Dining Space. There are a comprehensive range of grey shaker style wall/base cupboards and pan drawers, contrasting quartz worktops and upstands, inset sink and mixer tap, black Rangemaster Range Cooker with Rangemaster cooker hood over, Bosch integrated dishwasher, integrated wine cooler and Bosch microwave, LG American style fridge freezer, tall cupboard either side (one is a larder unit) and bridging wine rack, centre island with quartz worktop forming breakfast bar with additional pan drawers and cupboards below, tiled floor with under floor heating, , recessed ceiling lights, 2 rear windows, under cupboard lights, Sitting/Dining Space with vaulted ceiling to part and 2 roof windows, recessed ceiling lights and rear bi-fold doors.

A door leads off to the refitted Utility Room having quartz worktop with grey shaker style double base cupboard, white single drainer sink and mixer tap, 2 appliance spaces, tall cupboard, wall cupboard with Worcester gas central heating boiler, window with shutters, side part double glazed door, recessed ceiling lights, tiled floor with underfloor heating and door to Garage.



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On the 1st Floor there is a Landing with spindle balustrade to stairs, light tube, Store, loft access (with ladder) and doors to 5 Bedrooms and Bathroom.

The Master Bedroom is in the newer extended part being a good size double room with front window having shutters, built-in double wardrobe with sliding doors and matching sliding doors open to the En-Suite having a white suite with shower cubicle having bi-fold door and waterfall shower, wc, basin with vanity cupboard below, tiled floor and walls, recessed ceiling lights and rear window.

Bedroom 2 is a double room fitted by Avanti in oak/black gloss style, 2 built-in wardrobes, bridging top cupboards and headboard, matching bedside drawer units, window with shutters and door to a refitted En-Suite having a white suite with walk-in shower, side screen and waterfall shower, wc with concealed cistern, basin with vanity drawers below, wall cupboard, corner mirror cabinet, side window, chrome ladder radiator, tiled floor and recessed ceiling lights.

Bedroom 3 is a double size room with rear window and range of wardrobes with sliding doors. Bedroom 4 & 5 are single in size. Bedroom 4 has a window with shutters and Bedroom 5 is currently used as a Study with built-in double cupboard, side drawers, range of shelving and rear window.

The main House Bathroom has been refitted having a white suite with roll top bath on feet, pedestal wash hand basin, wc, part wall tiling, shaver point, recessed ceiling lights and radiator with towel rail.

The Garage has an up and over door, large hot water storage tank, strip light and loft access.

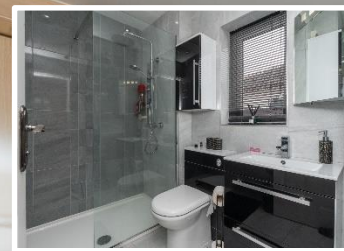
The Rear Garden has been landscaped having a wide porcelain patio which leads onto a shaped lawn with raised right side border and rear border, together with a corner circular patio. Steps lead off the main patio with a lower side gravelled area giving access to the corner shed. There are trees and shrubs and a side porcelain patio area with step to gravel side border and there is a gate to the front.

Tenure: Freehold
Council Tax Band: E with improvement indicator.
Agents Note: There is an electric sub-station to the front.

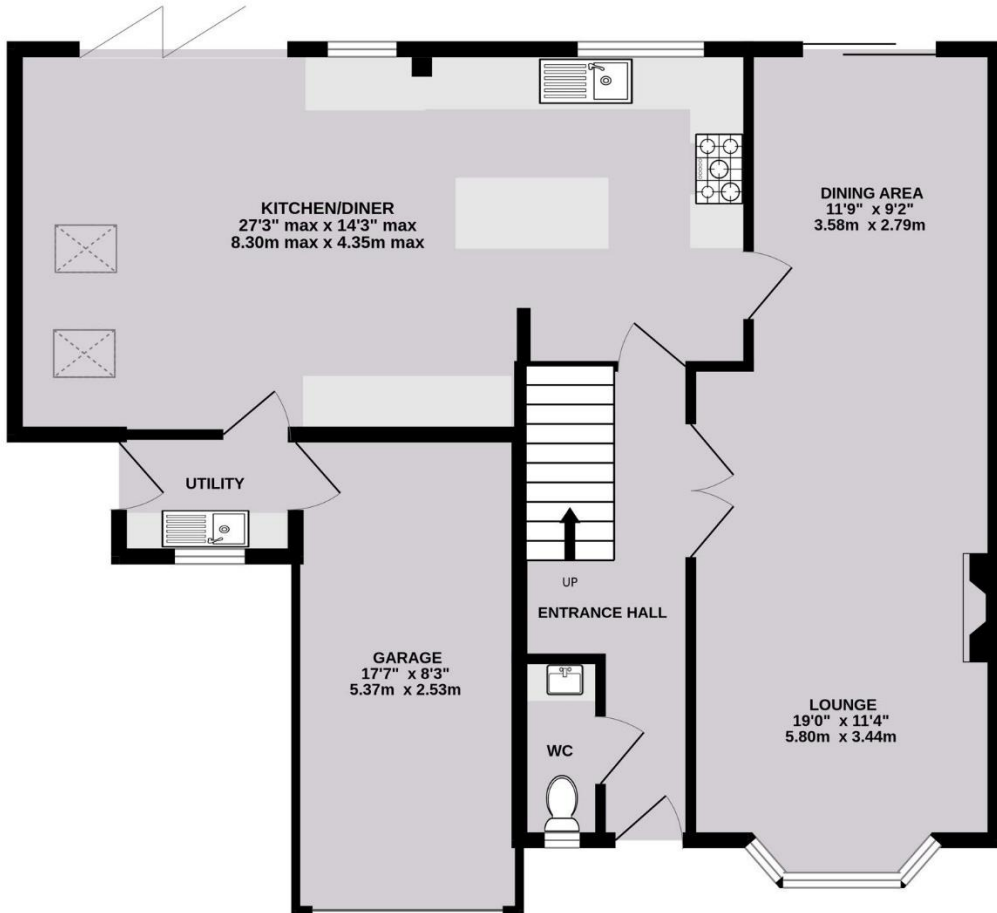
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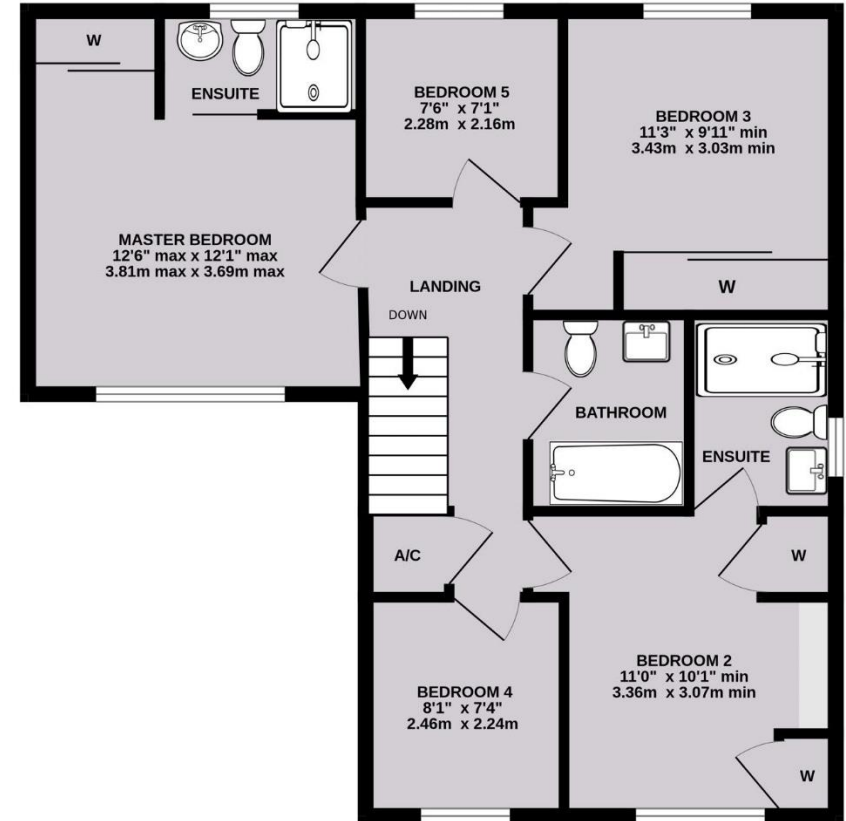




GROUND FLOOR
OMITS GARAGE AREA
816 sq.ft. (75.8 sq.m.) approx.



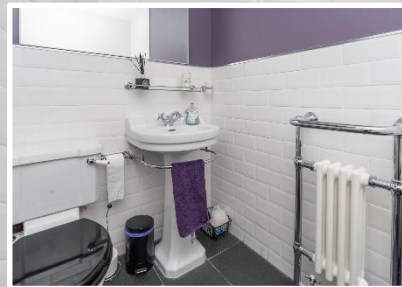
1ST FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



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