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Cranbourne Road
Oldswinford, Stourbridge

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14 Cranbourne Road, Oldswinford, Stourbridge DY8 1QZ

They say location in property is everything and they don't come much better than this for fantastic amenities and surrounding schools all on the doorstep. Situated just off Hagley Road, in Cranbourne Road opposite Oldswinford Hospital School and just down from Oldswinford Cross, convenient for Oldswinford Primary and Red Hill School, within walking distance of Stourbridge Town and Stourbridge Train Station, ideal for commuting to Birmingham, Worcester and beyond, together with excellent road links to the Midlands Motorway network.

The property is light and inviting and has been superbly re-appointed, offering stylish, turn the key ready move in condition and is further enhanced by a landscaped south east facing Rear Garden and benefits from off road Driveway parking and single Garage.

With gas central heating, UPVC double glazing and briefly comprising: Hall, Through Lounge, L Shaped refitted Dining Kitchen, refitted Guest Cloakroom, Landing, 3 Bedrooms (Bedroom 1 with doors to Juliet Balcony rail) and refitted Shower Room.

OVERALL, THIS IS A FAMILY HOME, IMPROVED AND UPDATED, IN A GREAT LOCATION – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Reception Hall with obscure UPVC double glazed front door and wide side screen, laminate floor, stairs off to 1st Floor and doors to Lounge & Dining Kitchen.

The Lounge is a good size through room with UPVC double glazed bow window to front having wide sill and there is a UPVC double glazed patio door opening to the Rear Garden.

One of the stand out features of this Home is the superbly appointed L shaped Dining/Kitchen which provides Sitting & Dining Space and has a range of grey wall/base cupboards with contrasting quartz worktops and upstands, formed drainer to sink with mixer tap, Bosch built-in double oven with cupboard above and below, Beko Induction hob with cooker hood over, integrated Lamona dishwasher, centre island with quartz top, integrated fridge, integrated freezer, integrated wine cooler, laminate floor, recessed ceiling lights, under cupboard lights, UPVC double glazed front and rear window, table space and UPVC double glazed doors to the Rear Garden.

A door leads off to the refitted Guest Cloakroom having a white suite with wc, basin, laminate floor, recessed ceiling light, rear UPVC double glazed window and Store (below stairs).

On the 1st Floor there is a Landing with spindle balustrade to stairs, loft access, rear UPVC double glazed window and doors to 3 Bedrooms and Shower Room.

Bedroom 1 is a generous through room with front UPVC double glazed window and with rear UPVC double glazed doors to a Juliet Balcony rail. Bedroom 2 & 3 have a front facing UPVC double glazed window, with Bedroom 3 also having a built-in cupboard.





The Shower Room has a white suite with walk-in shower having tiled surround, side screen and waterfall shower, vanity basin with drawers below and tiled splash back, floating wc with concealed cistern, tiled floor, ladder radiator, obscure UPVC double glazed side window and recessed ceiling lights.

Outside, there is a single Garage having up and over door, Main gas central heating boiler, plumbing facility and rear UPVC double glazed window and door to the Garden.

The Rear Garden has been landscaped and enjoys a south easterly aspect with lawn, porcelain tiled patio, borders, rear wall and side access path with gate to front.

There is a Driveway to the front providing off road parking leading to the single Garage and small lawn.

Garden Photos are taken in the Summer.

Tenure: Freehold
Council Tax Band: D





Ground Floor:
Reception Hall: 8'7" x 6'3" (2.62m x 1.91m)
Through Lounge: 18'5" x 10'11" (5.63m x 3.32m)
Dining/kitchen/Sitting: 17'10" x 9'9" & 15'6" (5.45m x 2.97 & 4.74m)
Guest Cloakroom: 5'3" x 3'1" (1.61m x 0.95m)

First Floor:
 Landing
Bedroom 1: 18'6" x 10'10" (5.65m x 3.31m)
Bedroom 2: 11'7" x 9' (3.54m x 2.74m)
Bedroom 3: 9'6" x 8'5" (2.89m x 2.59m)
Shower Room: 10'4" x 5'11" (3.17m x 1.81m)
Garage: 18'8" x 8'4" (5.69m x 2.55m)





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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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