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**The Stewponey**  
Stourton, Stourbridge



## 21 The Stewponey, Stourton, Stourbridge DY7 6RL

This larger style, modern Detached Family Home was originally built by David Payne Homes to their Uxbridge design, providing well planned and spacious accommodation with 4 Double Bedrooms (2 En-Suite) and includes a Study and Detached Double Garage.

Located at this sought after cul-de-sac location leading off Bridgnorth Road, the property is well placed for nearby amenities in Kinver Village and Wollaston just a few minutes' drive away. Further facilities are also available at Kidderminster & Stourbridge Towns and the property is also close to countryside and picturesque Canalside walks. There are excellent road links for commuting in the West Midlands as well as Train Stations at both Kidderminster & Stourbridge.

Owned from new in 2003, the property is immaculate throughout and enjoys a great position at the top of the road with good size Driveway providing off road parking and is further enhanced by a large garden which elevates to the rear, with south facing aspect.

With gas central heating, timber double glazed windows and accommodation over 2 Floors comprising: Through Reception Hall, Lounge with bay window, separate Dining Room with bay window, large Study, Breakfast Kitchen, refitted Utility Room, Gallery Landing, 4 Double Bedrooms (3 with wardrobes and 2 En-Suite) and House Bathroom.

OVERALL, THIS IS A GENEROUS SIZE FAMILY HOME WHERE INSPECTION IS ESSENTIAL TO FULLY APPRECIATE ITS GREAT LAYOUT, POSITION AND GARDEN.

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On the Ground Floor there is a Canopy Entrance with tiled floor, recessed light and part double glazed door/side screen opening to the through Reception Hall having Karndean floor, stairs to 1<sup>st</sup> Floor with spindle balustrade and doors leading off.

The Guest Cloakroom also has a Karndean floor and suite to include wc, basin and tiled splash back, extractor and Store (below stairs).

There is a Lounge having bay window to front, mantel fireplace with hearth and inset gas fire and part glazed doors opening to the Dining Room with rear bay window and door to Kitchen.

On the other side of the Hall there is a generous size Study (or Sitting Room) with bow window having wide sill.

The Breakfast Kitchen has Karndean flooring together with a defined Breakfast Area with table space and rear patio door to Garden and there is a range of cream shaker style wall/base cupboards with worktops, tiled splash backs, sink and mixer tap, Stoves double oven, Stoves gas hob with integrated cooker hood over, integrated Hotpoint dishwasher, rear window and Worcester Bosch boiler (in cupboard). A door leads off to the refitted Utility Room having worktop with sink and mixer tap, tiled splash back, Samsung American style fridge freezer with water and ice dispenser, base cupboard in grey gloss with matching tall cupboard, over head cupboard and wall cupboard, Xpelair, Karndean floor, side window and side door to Garden.

On the 1<sup>st</sup> Floor there is a Gallery Landing with spindle balustrade to stairs, front window, loft access via fitted ladder to loft storage area, Store Cupboard, Airing Cupboard (with tank and ample storage) and doors to 4 Bedrooms and Bathroom.





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The Master Bedroom is a generous size with 2 double built-in wardrobes with centre 2 drawer dressing table, rear window and door to En-Suite having a white suite with tiled shower having screen and sliding door, wc, basin, part tiled walls, shaver point, extractor, built-in cupboard with louvre doors and rear window.

Bedroom 2 makes for a great Guest Bedroom with its En-Suite and has a front window and built-in double walk-in wardrobe. The En-Suite is soft cream with a large tiled shower having screen door, basin, wc, part tiled walls, shaver point, side window and extractor.

Bedroom 3 & 4 are also double size rooms, both with window and Bedroom 3 with built-in double wardrobe.

The House Bathroom has a white suite including bath with tiled surround, shower over and side screen, basin, wc, Karndean floor, part tiled walls, shaver point, side window and extractor.

There is a Detached Double Garage having 2 up and over doors, side pedestrian door, rear window, and ladder access to loft over.

The Rear Garden has a south facing aspect and elevates to the rear. There is a wide paved patio and this extends behind the Double Garage. There are gravelled terraced areas and circular paved patio and the wide rear lawn elevates to the rear boundary. A path with side gate gives access on one side of the property and there is a further access with gate between the House and Garage.

At the front there is a raised lawn and good size tarmac Driveway providing off road parking for several cars.

Tenure: Freehold  
Council Tax Band: F

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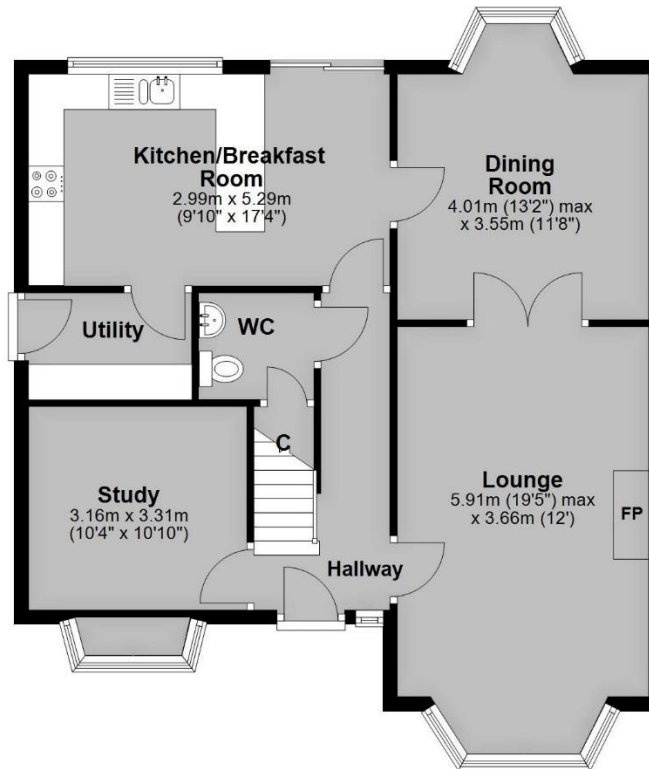
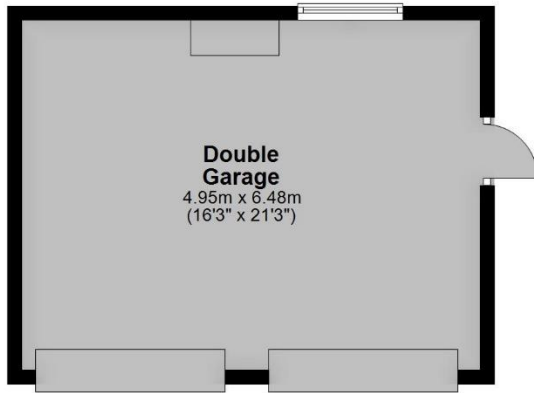




# FLOOR PLANS

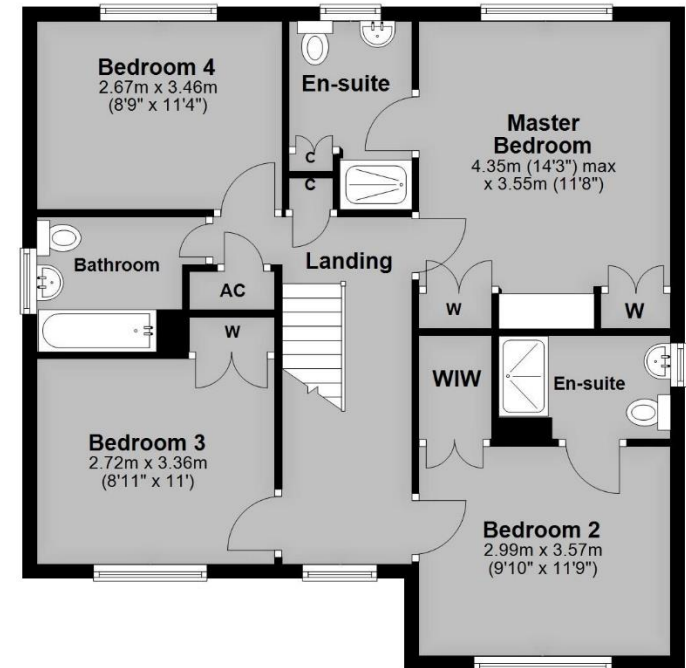
## Ground Floor Area Excludes Garage

Approx. 75.4 sq. metres (811.6 sq. feet)

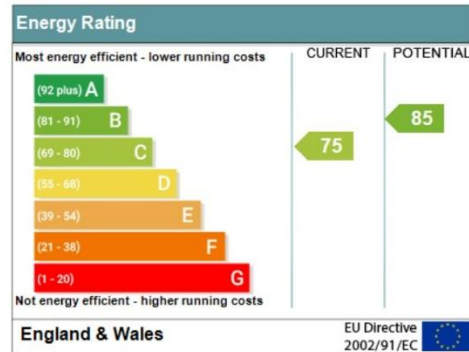


## First Floor

Approx. 72.9 sq. metres (784.9 sq. feet)



Address: 21 The Stewpony, Stourton, STOURBRIDGE, DY7 6RL  
RRN:



Total area: approx. 148.3 sq. metres (1596.5 sq. feet)





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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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