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**Willow End**  
Stourbridge

## 10 Willow End, Stourbridge DY9 7JP

This Mucklow, 2 Bedroom Detached Bungalow has been improved and updated in part and now provides further potential for the buyer to personalise with their own refit of the Kitchen.

Willow End is a sought after cul-de-sac location leading off the service road to Wollescote Road and is well placed for local amenities in Oldswinford & Stourbridge Town, close to Stevens Park and Stourbridge Train Station.

With gas central heating and comprising: Reception Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom, Carport & Garage.

OVERALL, A BUNGALOW IN A POPULAR LOCATION WITH SCOPE TO FURTHER IMPROVE – AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

There is a good size Reception Hall which gives access to 2 Bedrooms, Bathroom and Lounge.

Bedroom 1 & 2 are double size rooms, to the front, both with UPVC double glazed bow window.

The Bathroom has been refitted and includes a white suite with bath, wc, basin with vanity drawers below, shower cubicle with sliding curved screen door and waterfall shower, tiled walls, obscure timber double glazed side bow window and loft access.

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The Lounge has a recessed fireplace with slate hearth and multi-fuel burner and there is an aluminium double glazed patio door to the Garden.

A door leads off to the Kitchen having a range of wall/base cupboards, worktops, tiled splash backs, sink and mixer tap, breakfast bar with radiator below, 3 appliance spaces, rear aluminium double glazed window and door to carport.

There is a good length side Carport leading to the Garage.

The Garage \* has part glazed timber entrance doors, rear pedestrian door and side timber single glazed window. (\*see Agents Note – There is structural movement in the Garage which will require repair).

There is a West facing Rear garden with paved patio having gate to Carport, 2 steps to lawn with borders, paved area to side/behind Garage, steps to further area with crazy paving, planting beds, small lawn, borders and mature rear screen. There is an External Store to the side of the Bungalow housing the Worcester gas central heating boiler.

At the front, there is a lawn and tarmac Driveway.

Tenure: Freehold

Council Tax Band: D

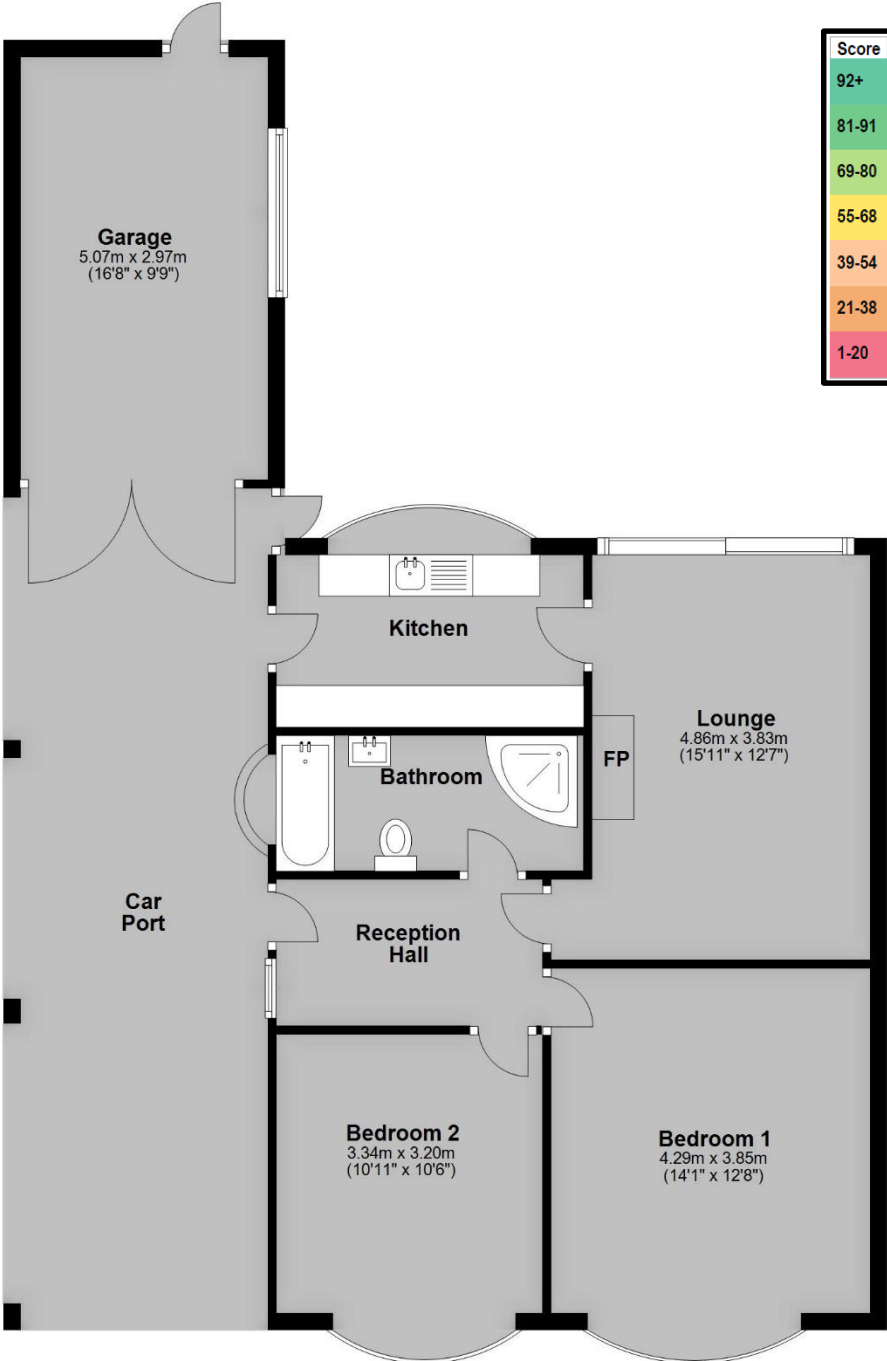
Agents Note – There is structural movement in the Garage which will require repair.



# FLOOR PLANS

## Ground Floor

Approx. 112.6 sq. metres (1212.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 112.6 sq. metres (1212.3 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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