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**40 Birchgate**  
Wollescote

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40 Birchgate, Wollescote, Stourbridge, DY9 8XN

This is a superbly presented, much improved and extended 4 bedroom detached family home. Birchgate is situated in a popular location in Wollescote, close to local amenities, Stevens Park, schools, Stourbridge Railway Station with direct links to Worcester/Birmingham and beyond, Oldswinford & Stourbridge Town together with excellent surrounding road links to the Midlands Motorway network. The property benefits from gas central heating, UPVC double glazing and available with No Onwards Chain.

Accommodation is set over 2 floors and comprises; Porch, Reception Hall, spacious Lounge, Kitchen/Dining area, Family Room, Utility, Downstairs WC, gallery Landing, Four Bedrooms, En-suite wet room, family Bathroom, Garage, Rear Garden.

OVERALL, AN ATTRACTIVELY PRESENTED AND QUALITY FAMILY HOME IN A GREAT LOCATION. THIS IS A PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE ITS OVERALL SIZE AND LAYOUT. AVAILABLE WITH NO ONWARDS CHAIN.



On approach, you are greeted by a tarmac driveway with ample of parking with a lawn area to the side. On entrance to the property, the composite front door leads into the porch where a further door leads into the inviting Reception Hallway which has marble flooring with underfloor heating. The Hallway has stairs to the first floor landing, a useful understairs storage and there are doors to;

The well proportioned Lounge is located at the front and benefits from a beautiful gas fire with feature marble surround.

The L shaped Kitchen/Dining area is located at the rear and benefits from marble flooring with underfloor heating. The Kitchen is fitted with a range of glossy wall and base units, worktop with upstand that incorporate a Belfast sink with drainer, built in oven and grill, freestanding 'Cannon' cooker with gas hob and extractor fan above. There is space for a fridge freezer. There are French doors leading out to the rear Garden and Velux windows which provide ample natural lighting. The Kitchen also has the benefit of an aircon unit.

A door from the Kitchen/Dining area leads through to the Utility Room which is fitted with a range of matching wall and base units, inset sink, space for appliances and houses the 'British Gas' boiler. There is a door to the WC. From the Utility a door leads out to the Garden, and into the Garage/store which has fitted units and front opening door.



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From the Kitchen/Dining area there is a Family Room having bifold doors leading out to the rear Garden, Velux windows and built in shelving with storage beneath.

To the first floor, the gallery Landing has a useful storage cupboard, loft hatch access with ladders and is fully boarded. There are doors to;

Bedroom One is located at the rear of the property and features built in wardrobes with a dressing table. From the Bedroom there is a pocket door leading into the stylish Wet Room. The Wet Room is fully tiled and benefits from underfloor heating, it is fitted with WC having concealed system, vanity wash hand basin comprising storage beneath, shower with waterfall showerhead and wall mounted storage unit.

There are 3 additional good sized bedrooms, all benefitting from fitted wardrobes and storage. The Family Bathroom has a slate feature wall and is fitted with a white suite which comprises; WC, hand wash basin with storage beneath and to the side, fitted bath having showerhead over and vertical radiator.

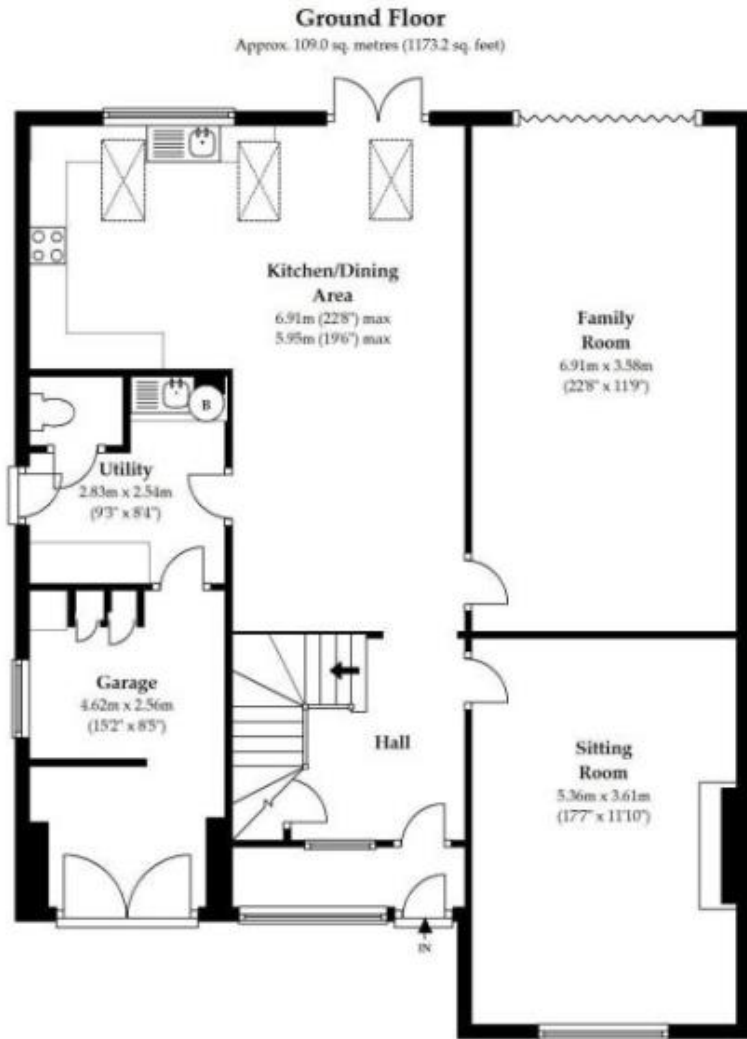
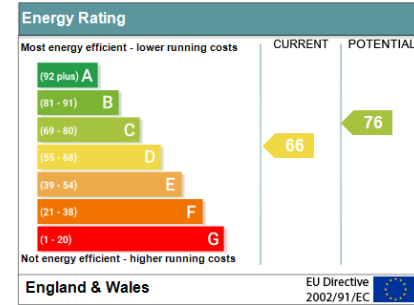
Externally, the private rear Garden enjoys a South East aspect, a spacious decking area with built in spot lights and steps leading up to lawn, there is a further decked area beyond with a Wendy house and built in sandpit with cover. There is an outside hot and cold tap, electric point, side shed/storage which runs along the side of the property and side access to the front.





# FLOOR PLANS

Address: 40 Birchgate, STOURBRIDGE, DY9 8XN  
RRN:





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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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