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Joyberry Drive
Oldswinford, Stourbridge

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6 Joyberry Drive, Oldswinford, Stourbridge DY8 2EF

This 4 Bedroom Link-Detached Family Home has been improved and re-appointed and enjoys a commanding corner position within Joyberry Drive which is a prime cul-de-sac location off Gainsborough Hill leading from Love Lane at this highly sought after location close to Mary Stevens Park.

The property is well placed for important local Schools and for amenities in Oldswinford & Stourbridge Town as well as commuting with excellent rail links from Stourbridge Train Station to Birmingham & Worcester and beyond and for ease of access to the M5 Motorway.

The property has been adapted by the present owners who have enclosed the original carport creating a Garage and the original Garage now provides a Study and Utility space. The Kitchen has been re-appointed and opened to a delightful Dining/Sitting Room with doors to the Garden. Other improvements include a re-appointed En-Suite and House bathroom and gas central heating with the latest Worcester boiler, installed in October 2022. There are also double glazed windows.

Briefly comprising: Reception Hall, Guest Cloakroom, Lounge, Kitchen, Dining/Sitting Room, Lobby, Study, Utility, Landing, 4 Bedrooms (Bedroom 1 En-Suite), House Bathroom, Garage & Driveway.

OVERALL, THIS IS A MODERN FAMILY HOME IN A GREAT LOCATION – VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor there is a Canopy Entrance with light and double glazed door with side screens opening to the Reception Hall having laminate floor, 2 flight staircase to 1st Floor and Store (below stairs).

There is a Guest Cloakroom with white suite including wc, basin with tiled splashback, laminate floor and window.

The Lounge has a laminate floor and bow window to front.

There is a refitted Kitchen having a range of wall/base cupboards with contrasting worktops, splash backs, sink and mixer tap, Diplomat built-in double oven, Lamona ceramic hob with cooker hood over, tall cupboard with integrated fridge and integrated freezer. Electrolux integrated dishwasher, under cupboard lights, breakfast bar, recessed ceiling lights, rear window, door to Lobby and opening to the Dining/Sitting Area having recessed ceiling lights and double glazed doors/screen to rear garden.

The Lobby has a rear window and door to the Garden and door opening to the Study having skylight and recessed ceiling lights. A sliding door opens to the Utility with worktop, sink, splash back tiling, double Maple style base cupboard below and rear window.

On the 1st Floor there is a Landing with side window, loft access (with ladder to part boarded loft space), Airing Cupboard housing the Worcester gas central heating boiler and doors to 4 Bedrooms and Bathroom.



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Bedroom 1 is to the front and has its own En-Suite with walk-in shower with drainage point to floor, side screen and waterfall shower over, white wc and basin, tiled floor and walls, shaver point, window and chrome ladder radiator. There are 3 Bedrooms across the rear of the house and Bedroom 3 has a built-in bed base with drawers below.

The Bathroom has a white suite incorporating an L shaped bath with waterfall shower over and side screen, wc, basin, tiled walls & floor, window and chrome ladder radiator.

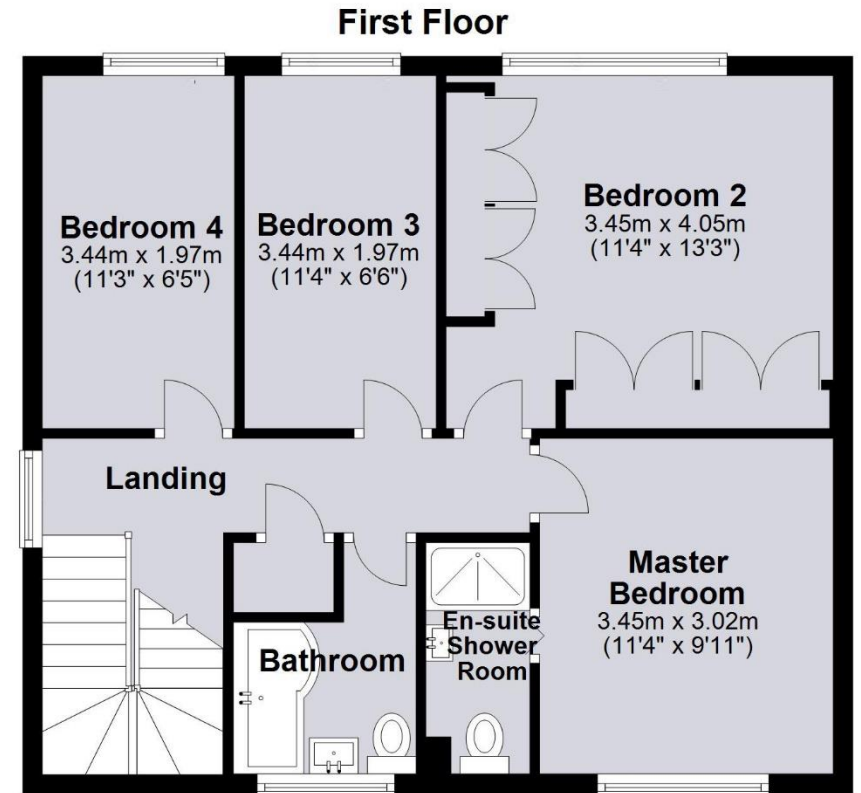
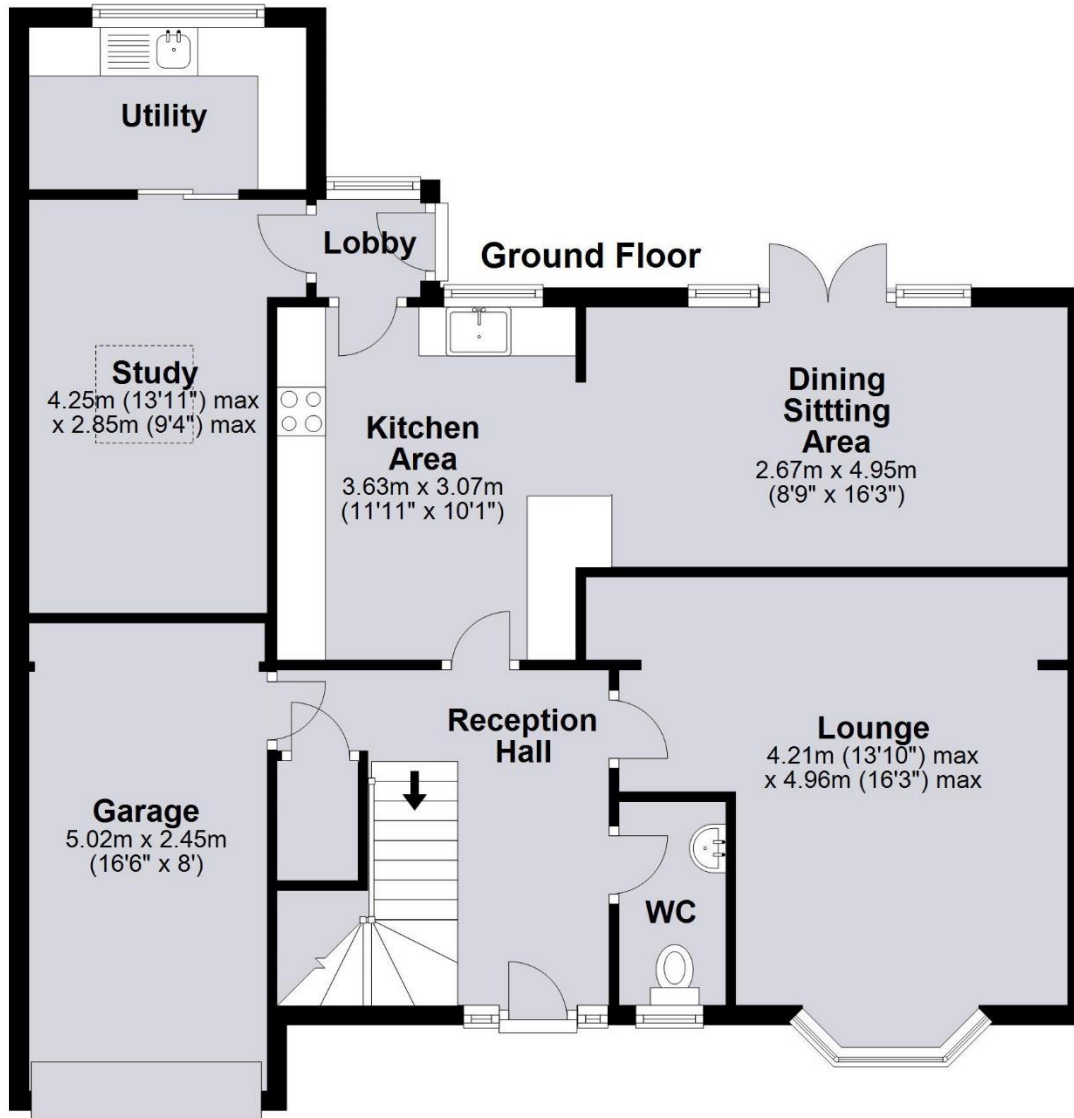
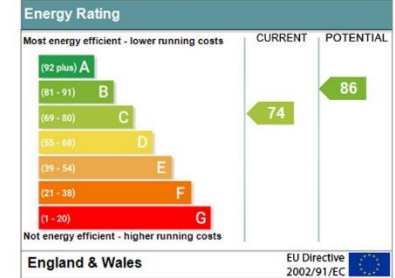
There is a Garage with shutter door and there is an internal door to the Reception Hall.

The Rear Garden is split level having a wide paved patio extending to the side with front wall and gate and there is a retaining wall with steps leading to the lawn with shrub borders with further patio area behind the Utility.

At the front there is a Driveway providing off road parking, rockery with trees and front corner lawn.

Tenure: Freehold
Council Tax Band: E with improvement indicator





Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garage): 75sq m, 807sq ft
 Garage: 13sq m, 140sq ft
 First Floor: 58sq m, 624sq ft



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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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