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Bowling Green Road
Stourbridge

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31 Bowling Green Road, Stourbridge DY8 3TT

This Period style 2 Bedroom Semi-detached property enjoys an excellent position, side onto Longlands Avenue, in the popular Old Quarter of Stourbridge, well placed for amenities and schools, near to Mary Stevens & Greenfield Parks and within close proximity to Stourbridge Town having excellent bus and rail links together with good road access to the M5 Motorway, making it an ideal base for commuting.

With part gas central heating, UPVC double glazing and accommodation comprising: Lounge, Lobby, Breakfast Kitchen, Landing, 2 Double Bedrooms and Bathroom with white suite.

The property is further enhanced by a south facing Rear Garden and is available immediately with no onward chain. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Lounge to the front having a mantel fireplace with hearth and inset fire, UPVC double glazed front window, timber front door and laminate floor.

A door gives access to the Lobby having stairs to 1st Floor and door to the Breakfast Kitchen.



The Breakfast Kitchen has a range of shaker style wall/base cupboards, worktops, tiled splashbacks, sink and mixer tap, tiled floor, UPVC double glazed rear window, part obscure UPVC double glazed door to Garden, recessed ceiling lights and door to Store (below stairs).

On the 1st Floor there is a Landing with loft access, Cupboard (housing the Worcester gas central heating boiler) and door to 2 Bedrooms and Bathroom.

There are 2 double size Bedrooms both with UPVC double glazed window and Bedroom 2 with built-in cupboard.

The Bathroom has a white suite including bath with shower over, WC, basin, part tiling and obscure UPVC double glazed rear window.

The Rear Garden is south facing having a paved patio, gravel area, part lawn, centre pathway and gate to entry.

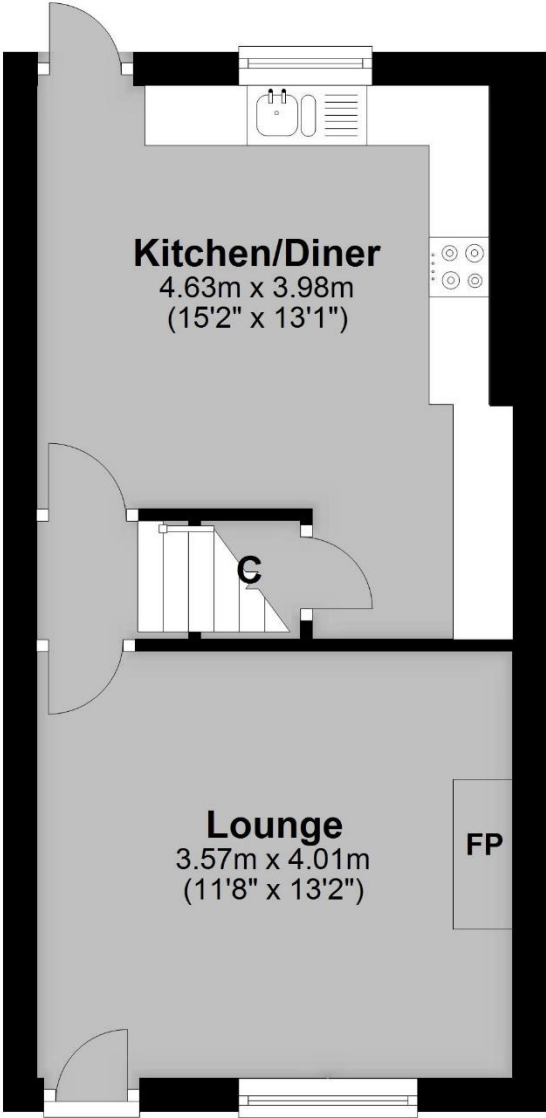
Tenure: Freehold
Council Tax Band: B



FLOOR PLANS

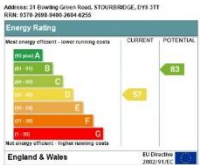
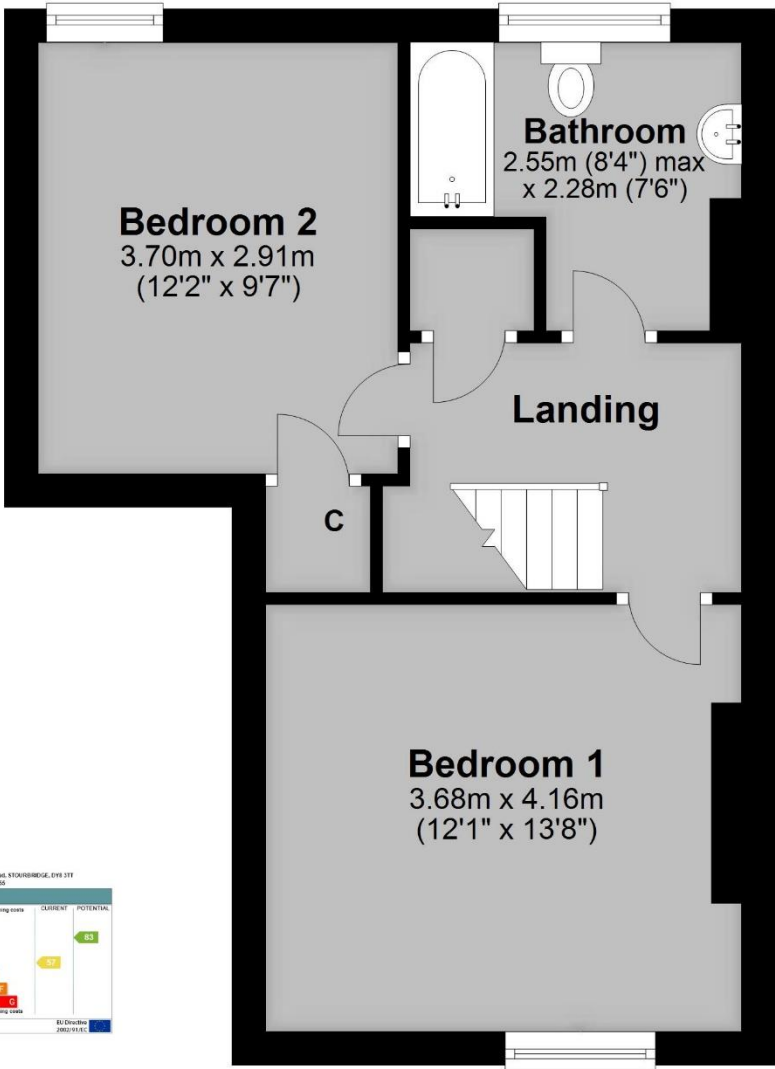
Ground Floor

Approx. 33.1 sq. metres (356.3 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 72.8 sq. metres (784.1 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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