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92 Brook Street
Stourbridge

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92 Brook Street, Stourbridge DY8 3UX

This distinctive 4 Bedroom Period style Semi-detached Family Home is located in the popular Old Quarter of Stourbridge being 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 to Worcester/Birmingham and beyond, together with a surrounding road network giving access to the M5 Motorway.

The property has been improved and is attractively presented, providing surprisingly spacious well planned accommodation over 2 floors with gas central heating and UPVC double glazing and is further enhanced by a rear Garden Room, re-appointed Kitchen, En-Suite Shower Room & House Bathroom, wood burner to Sitting Room and Karndean floor to Sitting & Dining Room and some rooms also with replacement period style radiators.

Briefly comprising: Reception Hall, Sitting Room opening to Dining Room, Breakfast Kitchen with Pantry off, rear Lobby with Guest Cloakroom off, Garden Room, Landing, 4 Bedrooms (Master with built-in wardrobes and stylish En-Suite) and Bathroom with white suite.

OVERALL, THIS IS A SUBSTANTIAL PROPERTY IN A SOUGHT AFTER LOCATION WHERE INTERNAL INSPECTION IS ESSENTIAL TO FULLY APPRECIATE.



On the Ground Floor there is a Recessed Entrance with front door opening to the Reception Hall having panelling to part, stairs leading off to 1st Floor and Karndean floor.

The Sitting Room & Dining Room are combined but as defined areas, also with Karndean floor and the Sitting Room has a UPVC double glazed bay window to the front and recessed fireplace with wood burner, built-in base storage cupboards and shelving (with Philips Hue lighting) either side of the chimney breast and the Dining Room to the rear having mantel fireplace with hearth/cast inset and UPVC double glazed doors to the Garden.

The Breakfast Kitchen has been stylishly fitted by Second Nature and features contemporary shaker style units with blue base cupboards and contrasting cream wall cupboards with quartz worktop and oak butchers block style worktop which forms a small breakfast bar. There is a double bowl Belfast sink with mixer tap, Stoves black range cooker with Stoves cooker hood over, integrated Beko washer and dishwasher, tiled floor, side UPVC double glazed window with pelmet lighting over, Pantry off, Ideal gas central heating (in cupboard) and part double glazed UPVC door to Garden.

A Lobby gives access to the Rear Garden Room which is UPVC double glazed with doors to Garden and there is a Guest Cloakroom with white suite incorporating wc and basin with tiled splash back.



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On the 1st Floor there is a Landing with spindle balustrade to stairs, loft access with ladder, recessed ceiling lights, side UPVC double glazed window and doors to 4 Bedrooms & Bathroom.

The Master Bedroom has a built-in double wardrobe either side of the chimney breast and UPVC double glazed window. A door gives access to the stylish En-Suite Shower Room, fitted with a period white suite and contrasting blue tiling incorporating a shower cubicle with screen door and waterfall shower, wash basin, wc with concealed cistern, radiator/towel rail and recessed ceiling lights.

There are 3 further Bedrooms, each with UPVC double glazed windows.

There is a refitted Bathroom having a white suite with bath having tiled surround, Hansgrohe shower over and side screen, wc with concealed cistern, vanity basin with tile splashback, mirror cabinet, chrome ladder radiator, obscure UPVC double glazed side window and recessed ceiling lights.

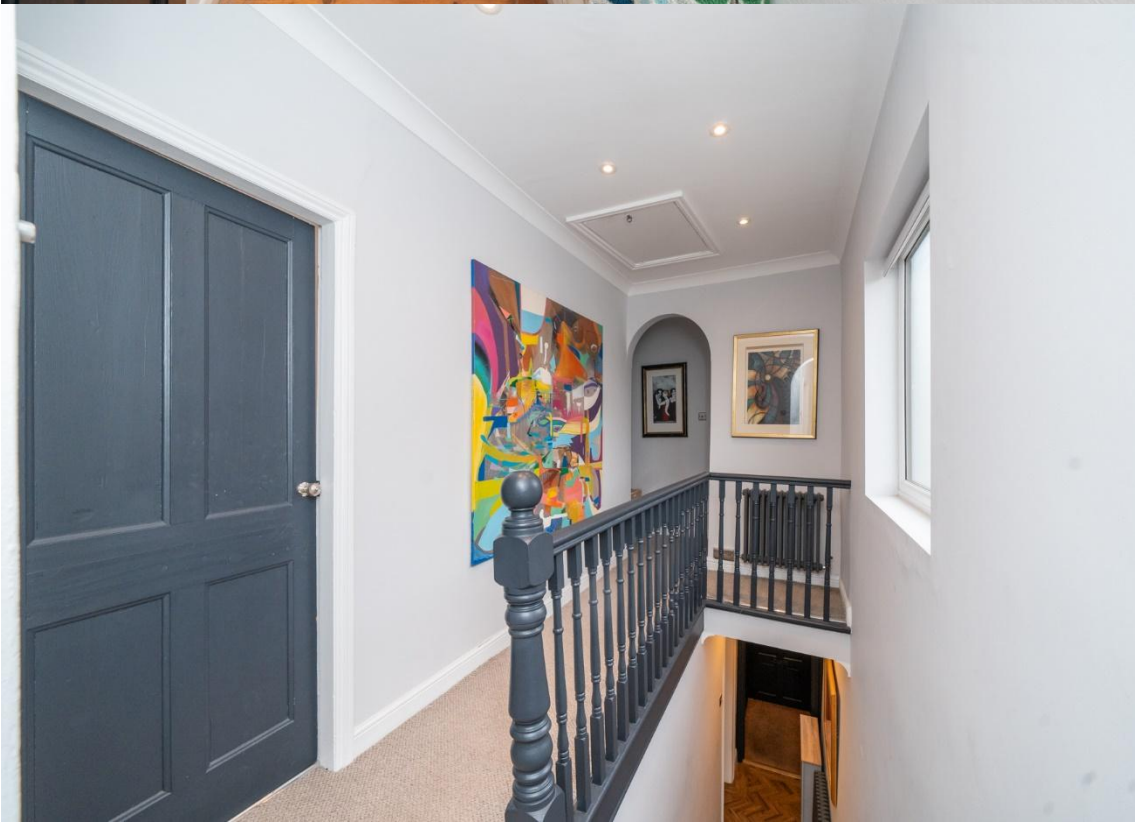
Outside, the Rear Garden has a paved patio area with gate and access to a shared entry, lawn, raised side planter and corner raised bed with tree.

Tenure: Freehold
Council Tax Band: C

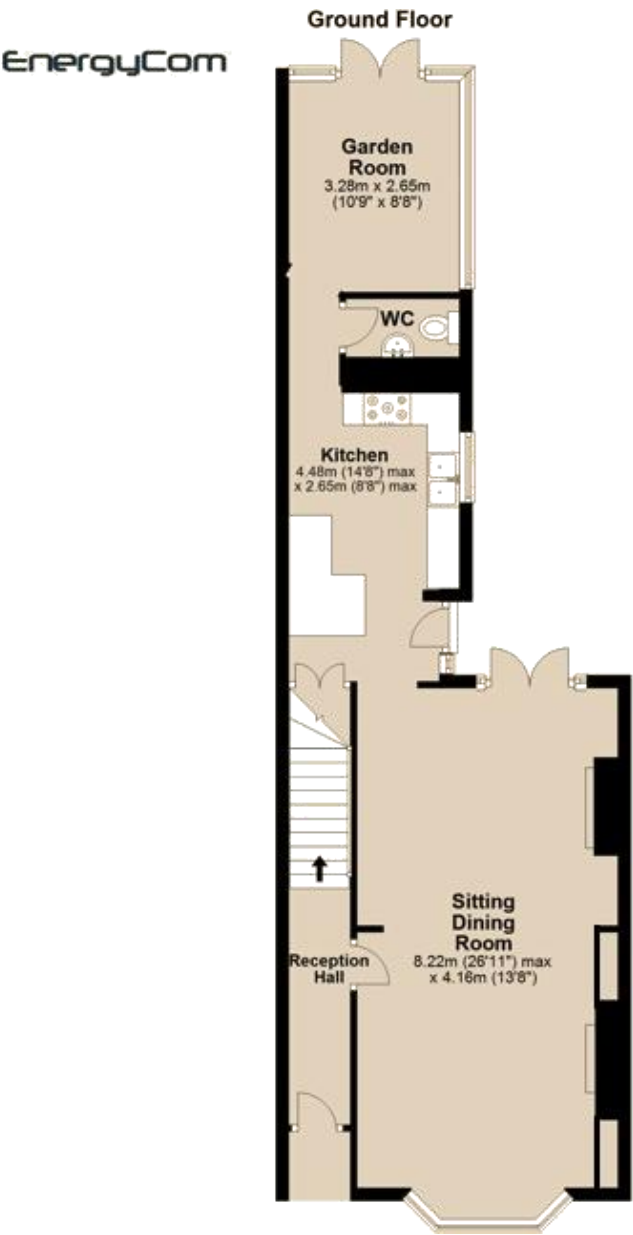
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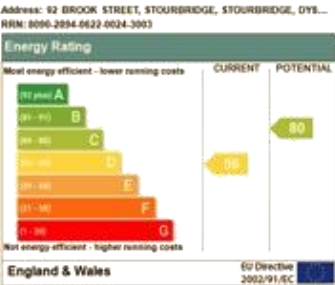
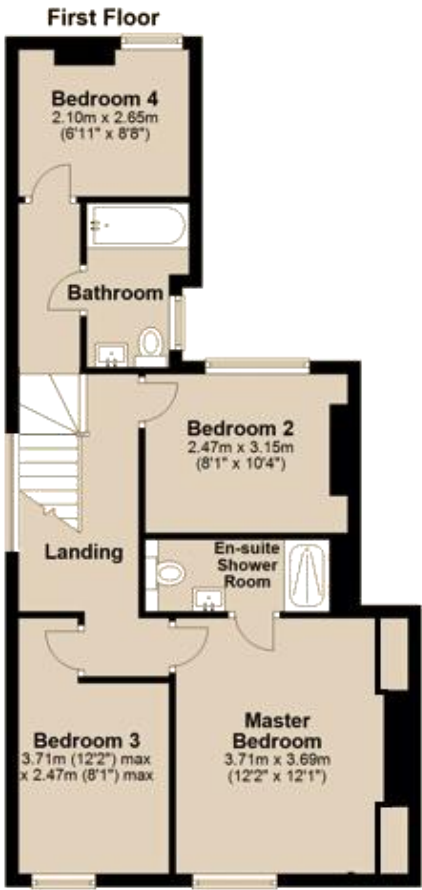




FLOOR PLANS



Approximate Gross Internal Floor Area:
Ground Floor: 65sq m, 699sq ft
First Floor: 56sq m, 603sq ft



Produced by EnergyCom.
This Floor Plan is presented as general guidance only.
It cannot be relied upon as a statement of fact.
Email: ech@energy-survey.com



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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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