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117 Heath Lane

Oldswinford

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117 Heath Lane, Oldswinford, Stourbridge, DY8 1RG

Standing in an elevated position, this stunning period-style, two bedroom end-terraced home has been beautifully improved and extended to a high standard. It features a spacious open-plan Kitchen/Diner area, Open-plan Family space, a separate Lounge, two double Bedrooms (one with an En-Suite), a south-facing rear Garden, and an impressive driveway offering ample off-road parking, further enhanced by a carport. With its stylish design and impressive features, this property offers a fantastic opportunity that shouldn't be missed—early viewing is essential!

Conveniently located opposite Old Swinford Hospital School, close to Mary Steven's Park and within walking distance of Oldswinford, Stourbridge Town, and a wide range of amenities, including bus and train interchanges. The property is also close to excellent local schools, such as Old Swinford Hospital School and King Edward's College, making it an exceptionally well-connected location.

A ground floor rear extension has created a stunning open-plan Kitchen/Diner featuring a lantern roof and French doors, along with an additional open-plan family space complete with an open fire. The property also includes a Utility Room, a ground floor Wet Room, and a Lounge at the front. On the first floor, there are two double Bedrooms, a stylish En-Suite, and a superbly refitted Family Bathroom. An inner lobby provides ladder access to the Loft Room, and the property is further complemented by a private south-west facing rear Garden. With gas central heating, bespoke timber window frames and double glazing throughout.

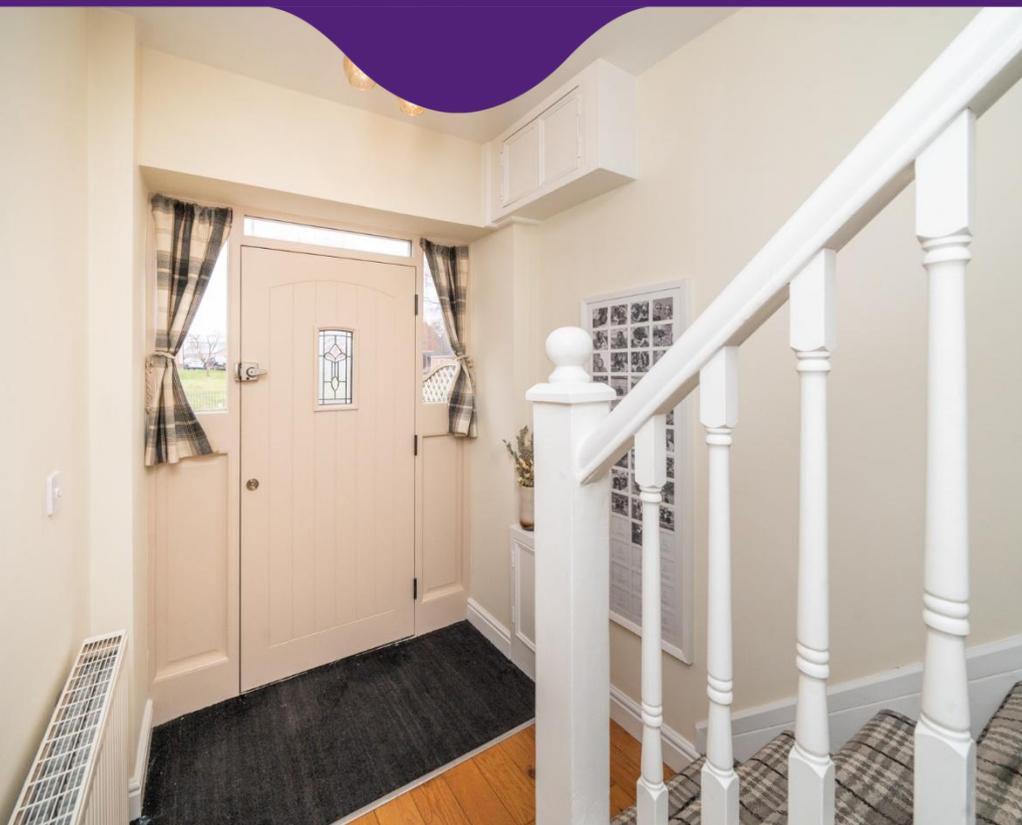
OVERALL, THIS QUALITY AND READY TO MOVE INTO HOME IS LOCATED IN A POPULAR ADDRESS IN OLDSWINFORD. – INTERNAL INSPECTION ADVISED!

On approach, you are greeted by a large tarmac driveway which provides ample off road parking, Carport with electric and lighting and steps up to the front door. On entrance to the property, the inviting Reception Hallway has engineered oak flooring which leads through into the open plan Family Space and Kitchen/Diner and stairs to first floor landing.

The beautifully presented open plan Family Space features an open fire with brick surround creating a warm and inviting atmosphere and has doors to Lounge, Wet Room and Utility Room. The impressive open plan Kitchen/Diner is fitted with light grey 'shaker' style wall and base cupboards with oak worktops, splashback tiles, inset Belfast sink and drainer, extractor fan, integrated dishwasher, centre island with breakfast bar, spotlights and space for additional appliances. The Kitchen/Diner is further enhanced by a lantern roof which provides ample of natural lighting and two sets of French doors leading out to the rear Garden.

The Utility features sleek white gloss wall and base cupboards, worktops, spotlights, and a door providing access to the side. The Wet Room is designed with a modern white suite, including a separate WC, hand basin, and a waterfall shower head, tiled walls and flooring, spotlights and a radiator. At the front of the property, the Lounge offers a charming bow window and a brick fireplace.

On the 1st floor, the landing has a feature curved wall and doors leading to;





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There are two double Bedrooms of which Bedroom one benefits from an attractive en-suite Shower Room. The en-suite comprises; Shower with waterfall shower head, hand wash basin, WC, vertical radiator, tiled walls and flooring and window to front. The Family Bathroom features Wainscot panelling and a curved wall and comprises; wc, hand basin, freestanding bath, wall mounted mirror, vertical radiator and tiled flooring.

There is an Inner Lobby which provides ladder access to the Loft Room which has Velux windows, spotlights and houses the 'Worcester Bosch' boiler. **(Note: there is no Building Regulation Approval for the Loft Room)**

The private rear Garden benefits from a South West facing aspect, featuring a decking patio, gravel area, pergola, and a well-maintained lawn. The garden is complemented by an array of shrubs, side access, outdoor lighting, an electrical point and a convenient outside water tap.

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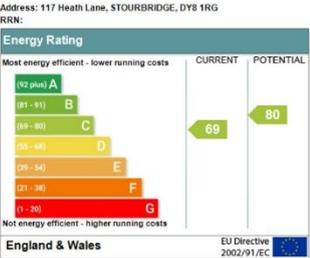
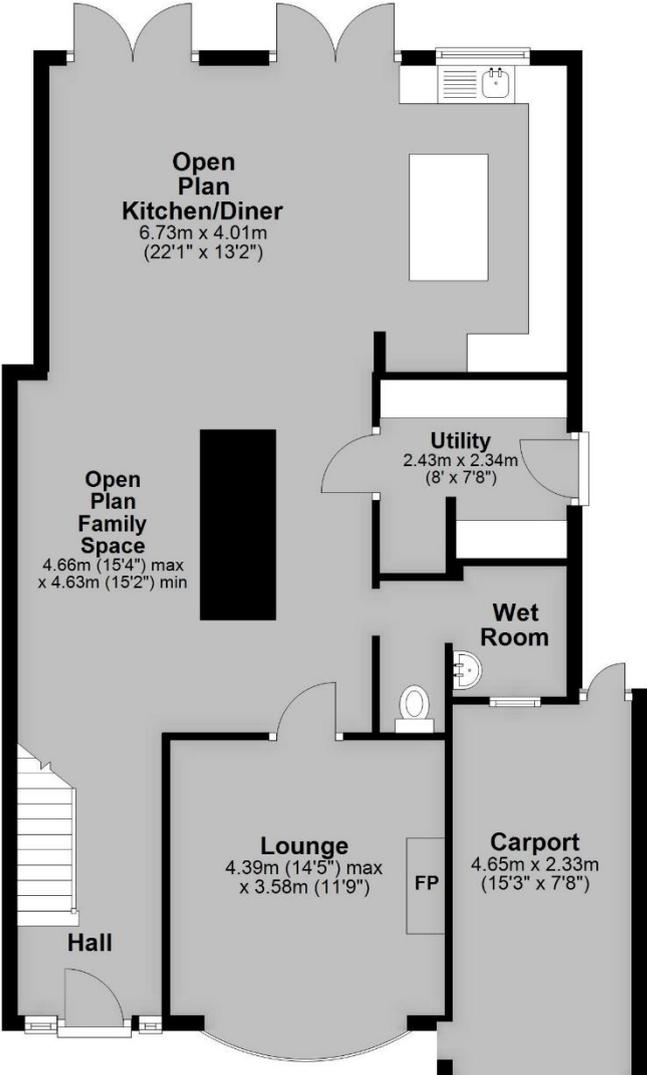




FLOOR PLANS

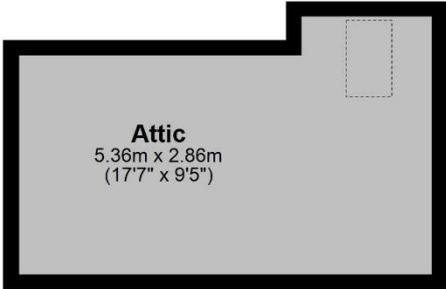
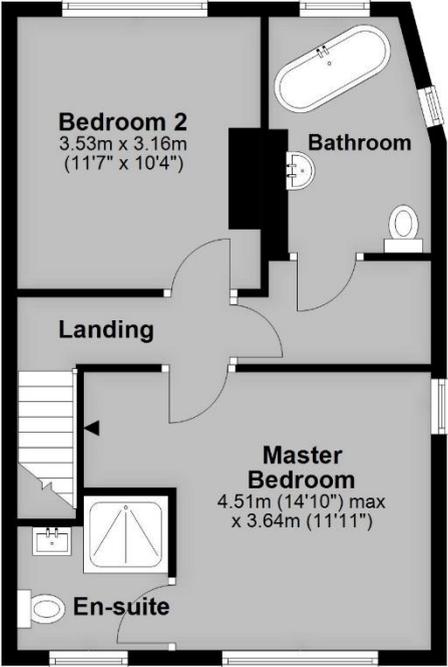
Ground Floor

Approx. 103.8 sq. metres (1117.5 sq. feet)



First Floor & Attic

Approx. 60.3 sq. metres (648.7 sq. feet)



Total area: approx. 164.1 sq. metres (1766.2 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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