

25 Stourton Crescent Stourton

The LEE, SHAW Partnership

VALUE. SELL. LET.



25 Stourton Crescent Stourton DY7 6RR

Situation

The property lies in a popular and well established residential location approximately two and a half miles to the west of Stourbridge town centre, near the Stewponey.

All necessary facilities are within a reasonable distance, and the property enjoys good access to surrounding towns, not only Stourbridge but also Wolverhampton, Kidderminster, Bridgnorth and the like.

Stourton Crescent is a quiet cul-de-sac, and No. 25 occupies an attractive position with a frontage to the Stourbridge Canal which runs immediately to the rear.

For those with sporting interests there are golf, rugby, squash and tennis clubs within close proximity.

Description

The property comprises a traditional detached residence of rendered brick construction surmounted by a pitched tiled roof, and the house is set back from the road behind a foregarden with lawned area, tarmacadam driveway, together with a number of mature shrubs, plants and trees.

Accommodation

Please see floor plan within these sales details. The accommodation comprises briefly;

Enclosed entrance porch

Reception hall with stairs off to first floor

Guest cloakroom with hand basin, w.c., obscure glazed side window and part tiled walls

Extended through living room 22' 3" x 11' 10" overall, plus extension 5' 0" deep x 7' 5", having ceiling and wall light connections, original brick fireplace and double glazed patio doors to the rear garden

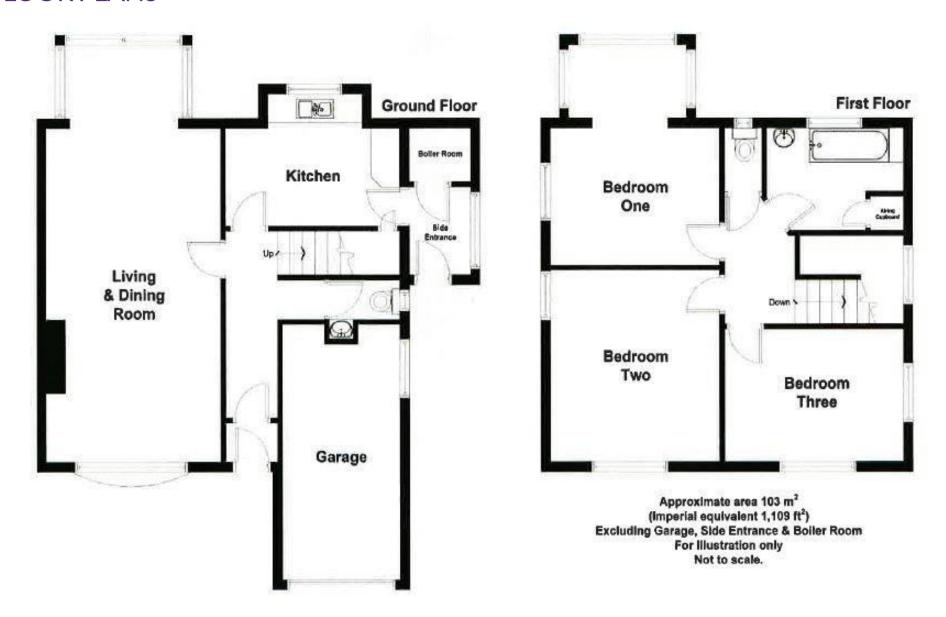
Kitchen (rear) 11' 11" x 6' 4" plus bay recess 7' 0" x 2' 6" with range of dated base and wall cupboards, double glazed window to rear

Useful storage cupboard off, below stairs

Side lobby, with quarry tiled floor and boiler cupboard off



FLOOR PLANS



General Information

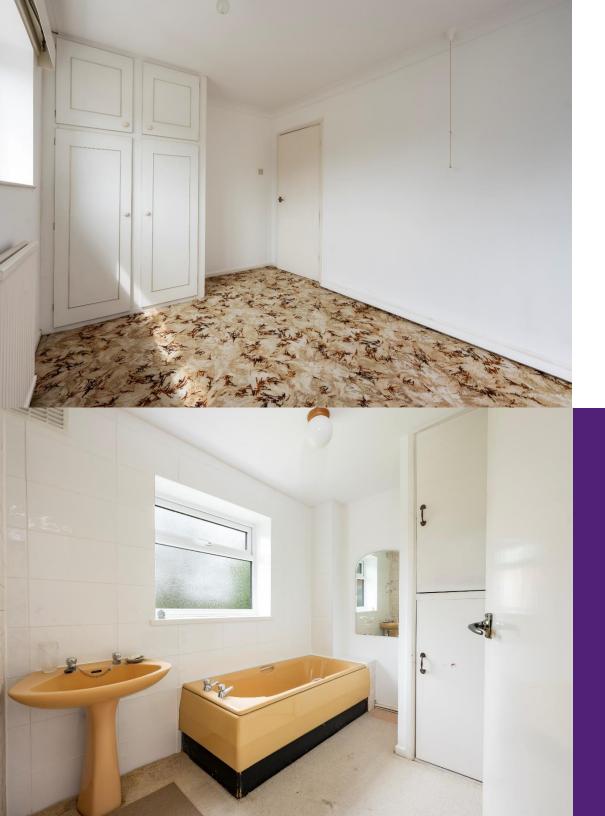
Council Tax: Band E, with a charge of £2,623.36 for 2025/2026, (South Staffordshire MB).

Services: Mains drainage, water, gas and electricity are connected. There is a gas fired central heating system of radiators served by the Baxi floor standing boiler, located in the boiler room off the kitchen.

Fixtures & fittings: The guide price will include carpets and other floor coverings as fitted, together with light fittings, curtains and curtain tracks. All others are expressly excluded.

Tenure: Freehold tenure with vacant possession on completion.

Viewing: Interested parties should contact the joint Agents, The Lee, Shaw Partnership on 01384 396 066 or Andrew Taplin on 01384 440466 for further information or to arrange a viewing. Anti money laundering: The successful purchaser will be required to submit two forms of identity and place of residence in order to comply with anti money laundering regulations.



ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	В		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Important: We would like to inform prospective prepared as a general guide only. A detailed survey has 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 viewing the property. We commonly receive referral these can be found on

https://www.leeshaw.com/downloads/referral-fees.pdf

www.leeshaw.com (f) (iii)









SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill Kingswinford, West Midlands DY6 9JE

Stourbridge Sales: 01384 396066 stourbridge@leeshaw.com_www.leeshaw.com We don't sell houses we sell **homes.**