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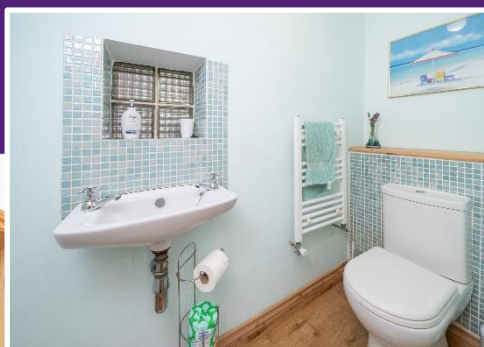
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Castle Grove
Oldswinford, Stourbridge

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35 Castle Grove, Oldswinford, Stourbridge DY8 2HH

Location, location, location.....they don't come much better – fantastic opportunity for a large 5 Bedroom Semi-detached Family Home at this highly desirable address, close to the heart of Oldswinford, walkable to amenities and important local schools, great for commuting with Stourbridge Railway Station offering services to Birmingham/Worcester and beyond and with surrounding road links giving excellent access to the Midlands Motorway network.

This substantial property has been considerably extended and improved and benefits from a rear Conservatory and a Loft Conversion making internal inspection essential to fully appreciate its size, layout and popular cul-de-sac location.

With gas central heating, double glazing and comprising: Reception Hall, Guest Cloakroom, Study, Lounge/Dining Room, rear Conservatory, extended Breakfast Kitchen, separate Utility Room, 1st Floor Landing, 4 excellent Bedrooms and Bathroom, 2nd Floor Landing, Bedroom 5 and 2nd Bathroom. There is a good length Driveway to the front and mature Rear Garden.

OVERALL, THIS IS A GREAT FAMILY PROPERTY TICKING MANY BOXES ON SIZE AND ITS LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a recessed Entrance with UPVC double glazed door and screens to the Reception Hall having a laminate floor, stairs to 1st Floor and doors leading off.

There is a Guest Cloakroom having a white suite with WC, basin, tile splashback, ladder radiator, laminate floor and cupboard.

At the front, there is a Study with laminate floor, UPVC double glazed window and meters.

There is a large Lounge/Dining Room, which was originally 2 rooms, having UPVC double glazed bay window to front and mantel fireplace and hearth, Dining Area having fireplace with hearth and log burner with beam mantel over, door to Kitchen and UPVC double glazed patio door to Conservatory.

The rear Conservatory is UPVC double glazed with top opening windows, tilt and turn window and UPVC double glazed doors to the rear Garden.

There is an extended Breakfast Kitchen, having door recess to the Reception Hall and having a range of white shaker style wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, Leisure range cooker with cooker hood over, integrated Bosch dishwasher, UPVC double glazed rear window, laminate floor, table space, 2 ladder radiators, part double glazed UPVC side door and door to Utility Room.

The Utility Room has a range of white shaker style wall and base cupboards, worktops, sink with hot and cold tap, Vaillant gas central heating boiler, laminate floor and UPVC double glazed side window.

On the 1st Floor, there is a Landing having staircase to 2nd Floor with spindle balustrade and doors to 4 Bedrooms and Bathroom.

Bedroom 1 is a double size room, to the front, with UPVC double glazed bay window. Bedroom 2 is another double size with rear UPVC double glazed window. Bedroom 3 is a good size with side & rear UPVC double glazed window and loft access with ladder. Bedroom 4 has been extended to the side and is another good size room with 2 UPVC double glazed windows to front.



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There is a Bathroom having a white suite, including bath with shower over and side shower screen, basin with vanity cupboard below, WC, part tiling, obscure UPVC double glazed window, ladder radiator and linen cupboard.

On the 2nd Floor, there is a Landing having Velux double glazed roof window, spindle balustrade and door to Bedroom 5 and 2nd Bathroom.

Bedroom 5 is another excellent size double Bedroom being a through room with rear UPVC double glazed dormer window, 2 Velux double glazed roof windows to front and there is an eaves Store.

Bathroom 2 has a white suite, including bath with waterfall shower over and tiled surround, WC, semi recessed basin with vanity cupboard below and tiled splashback, obscure UPVC double glazed window, recessed ceiling lights and chrome ladder radiator.

The mature Rear Garden is a good size having a paved patio, side path and gate to front, lawn with pathway, pond, fruit trees, shrub borders and rear conifers.

The Garden Cabin is not included in the sale, but may be available to purchase separately at a figure to be negotiated.

At the front, there is a good length block paved Driveway providing off-road parking with small side lawn and shrub border.

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: D with improvement indicator.

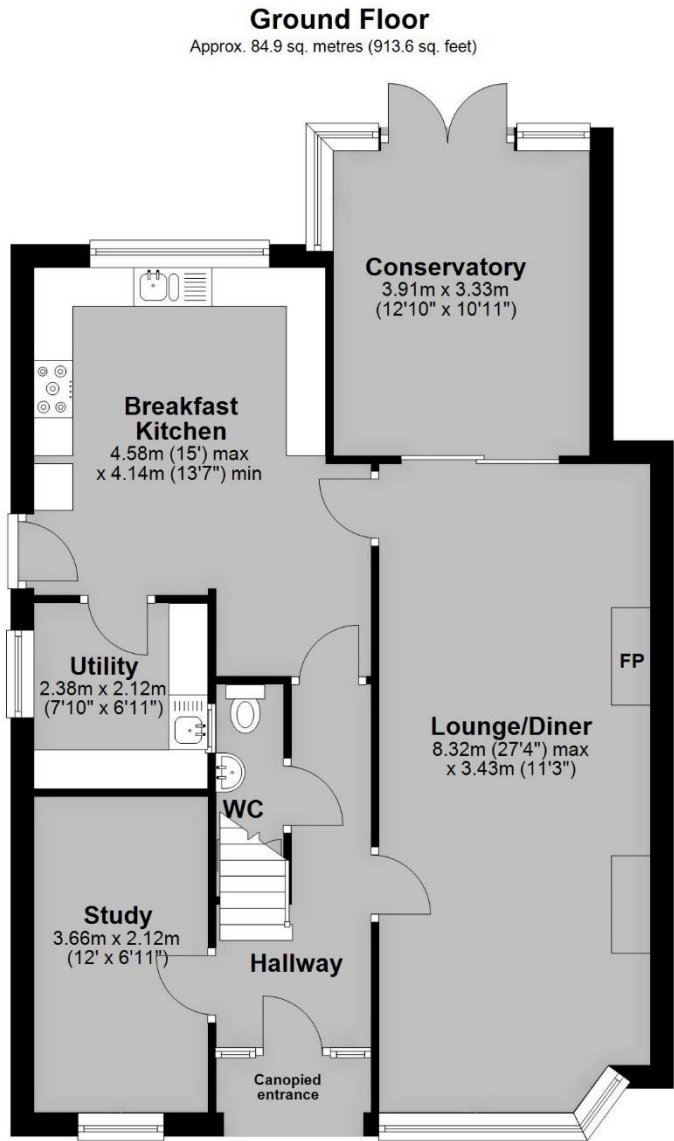
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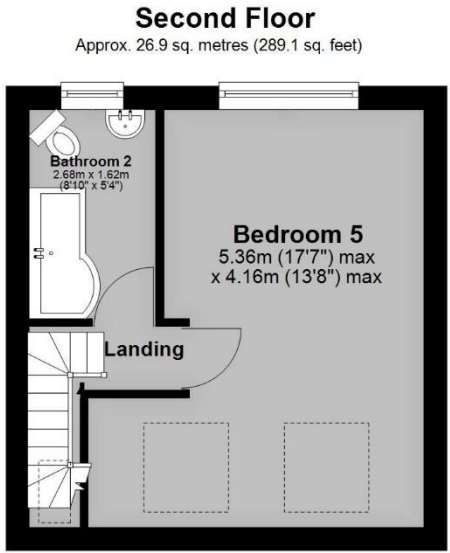
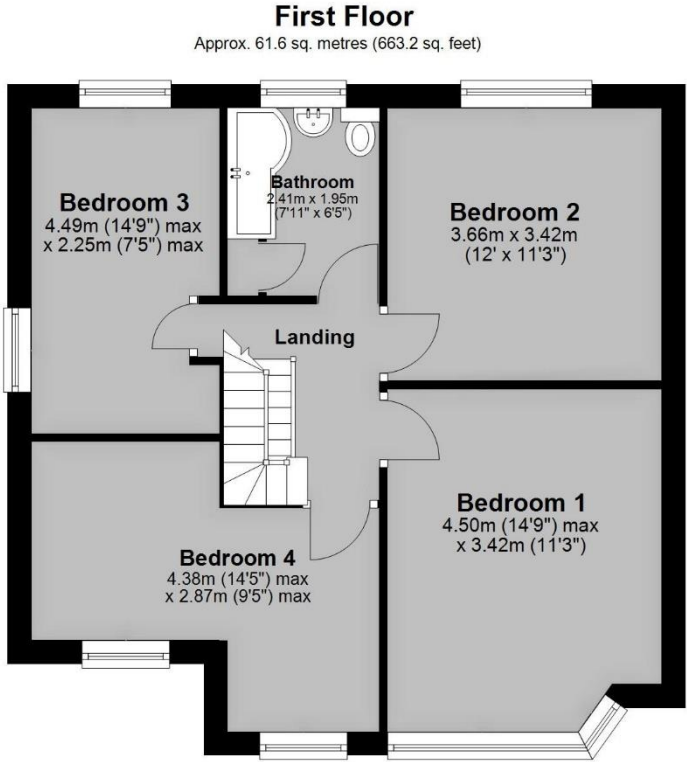
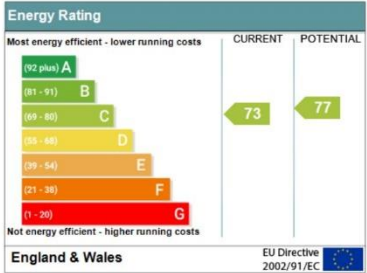




FLOOR PLANS



Address: 35 Castle Grove, STOURBRIDGE, DY8 2HH
RRN:



Total area: approx. 173.3 sq. metres (1865.9 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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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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