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46 Croftwood Road
Stourbridge

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46 Croftwood Road, Stourbridge, DY9 7EY

This superbly presented, much improved and Extended 4 Bedroom Mucklow Detached Family Home with large mature split level south facing Rear Garden is set slightly elevated from the road with lawned fore garden and Driveway parking at the popular Hadcroft Grange development and is well placed for local amenities, schools and Stourbridge Railway Station, nearby Merry Hill Shopping Centre and with excellent surrounding road links to the M5 Motorway and beyond.

The property benefits from gas central heating, double glazing, together with a re-appointed Kitchen & Bathroom and is ideal for those wanting a home which is turn the key ready to move into.

Accommodation is set over 2 Floors and comprises: Reception Hall, Guest Cloakroom with white suite, Rear Lounge, Separate Dining Room, Kitchen, Separate Utility Room, Boiler Store, Landing, 4 Excellent Bedrooms, stylish Bathroom with white suite including shower cubicle and Garage.

OVERALL, A QUALITY FAMILY HOME IN A GREAT LOCATION, RE-APPOINTED AND ATTRACTIVELY PRESENTED THROUGHOUT – THIS IS A PROPERTY WELL WORTH EARLY VIEWING.

On the Ground floor there is a Canopy Entrance with composite part double glazed front door and obscure UPVC double glazed side screens leading to a good size Reception Hall having stairs to 1st Floor and Guest Cloakroom having a white suite with wc, basin with vanity cupboard, part tiled walls, tiled floor and recessed ceiling lights.

There is a separate Dining Room to the front with UPVC double glazed bay window, oak floor and with wide opening to the Rear Lounge which has an oak style mantel fireplace with hearth and inset fire, oak floor and patio door to the Garden.

The Kitchen has been re-appointed with a range of cream shaker style wall/base cupboards with contrasting worktops and upstands, sink with mixer tap, Belling built-in double oven, AEG induction hob with integrated cooker hood over, Bosch integrated dishwasher, integrated Hoover fridge, low level plinth lighting, rear UPVC double glazed window and Store/Pantry (below stairs).

There is a Lobby leading off and this gives access to the Store (housing the Worcester gas central heating boiler), Garage having up and over door, obscure UPVC double glazed side window and the separate Utility Room having a range of white wall/base cupboards, contrasting worktops, tiled splash backs, sink with mixer tap, 2 appliances spaces and with rear UPVC double glazed window and part double glazed UPVC side door to the Garden.



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On the 1st Floor, there is a Landing giving access to 4 Bedrooms and Bathroom. All 4 Bedrooms are a generous size with Bedrooms 1 & 2 having UPVC double glazed window, Bedroom 3 with timber double glazed side window and rear roof window and Bedroom 4 with UPVC double glazed window and built-in cupboards/top cupboards.

There is a stylish well appointed Bathroom having a white suite including bath, large shower cubicle with curved screen doors, wash hand basin with vanity drawer and double cupboard below, wc with concealed cistern, tiled walls and recessed ceiling lights.

Outside, the split level Rear Garden enjoys a southerly aspect having a wide paved patio, side path and access gate to front, shaped lawn with retaining walling and centre steps leading up to a further split level lawn with borders. There is also a shed.

At the front, the property is set slightly elevated with lawn and Driveway providing off road parking.

Tenure: Freehold. Council Tax Band: E. 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>

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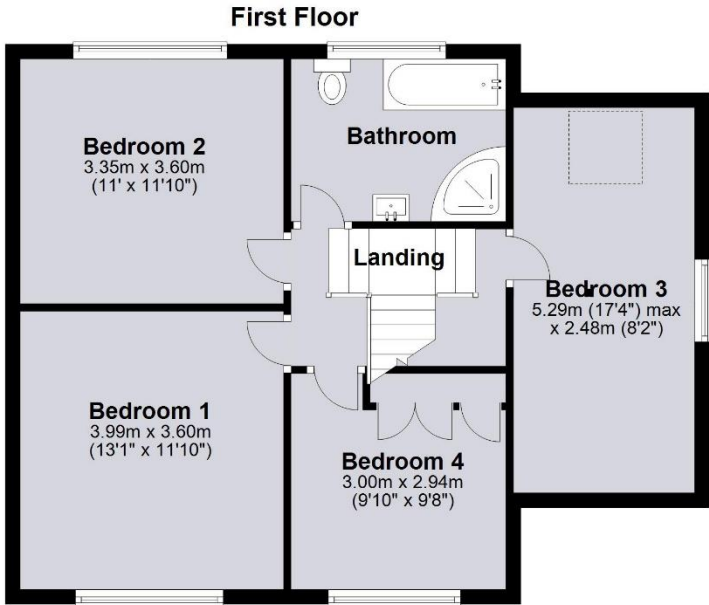
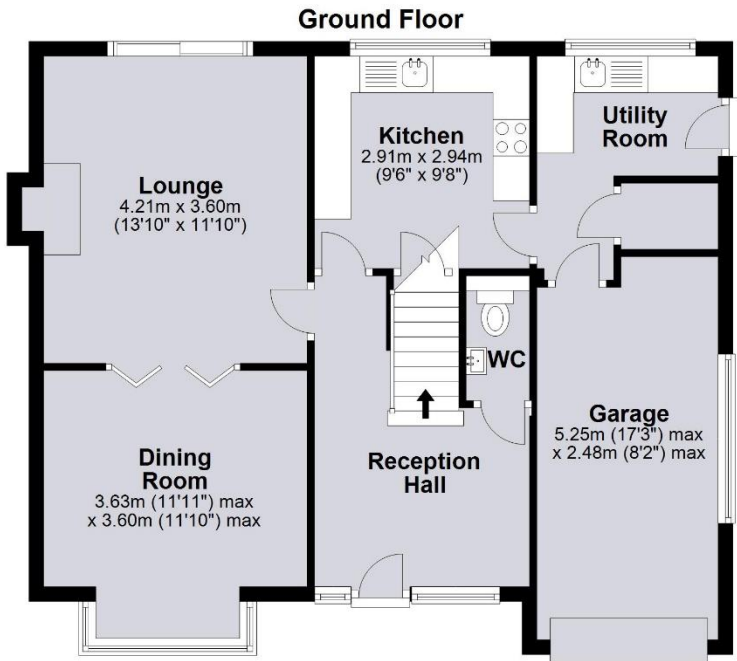
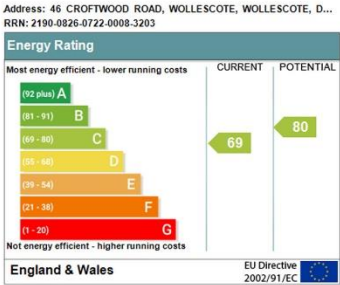
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FLOOR PLANS

Approximate Gross Internal Floor Area:
Ground Floor (exc. Garage): 56sq m, 603sq ft
Garage: 14sq m, 151sq ft
First Floor: 62sq m, 667sq ft



EnergyCom

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

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.



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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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