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Worcester Lane
Stourbridge

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17 Worcester Lane, Stourbridge DY8 2PA

This traditional style, 4 Bedroom Semi-detached Family Home has been considerably extended and improved, providing surprisingly spacious, versatile accommodation well worth inspection to fully appreciate.

Location is key here, being close to Stourbridge Golf Club and well placed for Oldswinford, Stourbridge and Hagley centres and a wide range of amenities and schools, together with rail links to Birmingham/Worcester and beyond available at both Hagley & Stourbridge Stations and the surrounding road network gives good access to both Junctions 3 & 4 of the M5 Motorway making it ideal for commuting.

The property benefits from gas central heating and accommodation comprises: Reception Hall with Store, Ground Floor Shower Room, Sitting Room, large extended Lounge, extended Dining Kitchen, Utility Room, fitted Study, Landing, 4 excellent Bedrooms and Bathroom. The property is further enhanced by a mature Rear Garden and good size Driveway, to the front, providing off road parking.

OVERALL, A SUBSTANTIAL, MUCH IMPROVED AND EXTENDED FAMILY HOME IN A GREAT LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall having Karndean floor, stairs to 1st Floor, store (below stairs - with single glazed window), composite double glazed front door and doors leading off.

There is a Ground Floor Shower Room having a white suite, including a corner shower cubicle with curved screen doors, WC, basin, tiled floor, tiled walls, chrome ladder radiator, obscure UPVC double glazed side window, extractor, recessed ceiling lights and shaver point.

The Utility Room has a worktop with sink, hot and cold taps, base cupboard below and 2 appliance spaces, wall cupboards, Baxi gas central heating boiler (in cupboard), Karndean floor, part obscure UPVC double glazed side door and door off to Study.

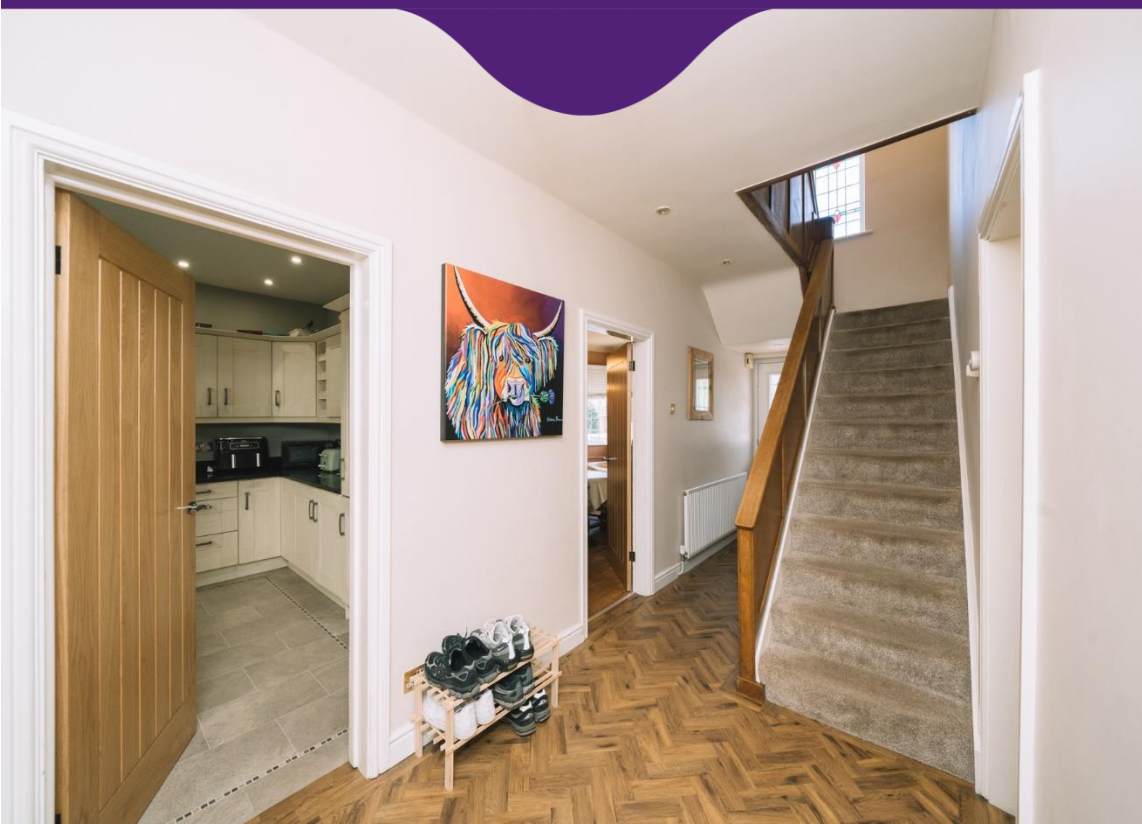
The Study is fitted with oak style corner desk with base cupboard and drawers, wall cupboards, Karndean floor and you UPVC double glazed front window.

There is a generous size extended Lounge, to the rear, having a mantel fireplace with hearth and electric fire, 2 side obscure UPVC double glazed windows, rear UPVC double glazed French window with center doors to Garden, recessed ceiling lights to part and glazed doors to the Dining Kitchen.

The extended Dining Kitchen has a range of wall and base cupboards, granite worktops, sink and mixer tap, Rangemaster range cooker with Rangemaster cooker hood over, integrated dishwasher, tall cupboard with integrated fridge freezer, tall cupboard with integrated freezer, recessed ceiling lights, Karndean floor and Dining Area with table space, 2 skylights, built-in base cupboards and UPVC double glazed rear doors to Garden.

The Rear Garden is west facing having a paved patio, lawn, shrub borders, paving to the right corner and behind the garage and side gate to the Driveway.

At the front, there is a lawn with shrub planting and Driveway extending past the side of the property to the Garage





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On the 1st Floor, there is a Landing having obscure UPVC double glazed front window and doors to 4 Bedrooms and Bathroom.

Bedroom 1 has a UPVC double glazed bay window to front, 2 double wardrobes with top cupboards and laminate floor. Bedroom 2 has a UPVC double glazed window, picture rail and built-in wardrobe with top cupboard. Bedroom 3 has a UPVC double glazed front and side window, built-in oak style double wardrobe with top cupboard and adjoining drawer unit. Bedroom 4 has a rear UPVC double glazed window and picture rail.

The Bathroom has a white suite, including bath with waterfall shower over and side screen, WC, basin, tiled walls and floor, chrome ladder radiator, recessed ceiling lights and obscure UPVC double glazed rear window.

The Rear Garden has a paved patio with side access path and gate to front and having 2 steps to a lawned garden with mature shrub borders.

At the front, there is a good size block paved Driveway providing off-road parking.

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
Agents Note: Spray foam insulation was professionally removed from the loft in July 2025.

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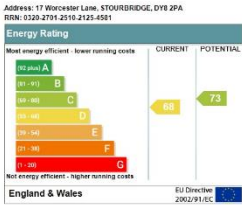
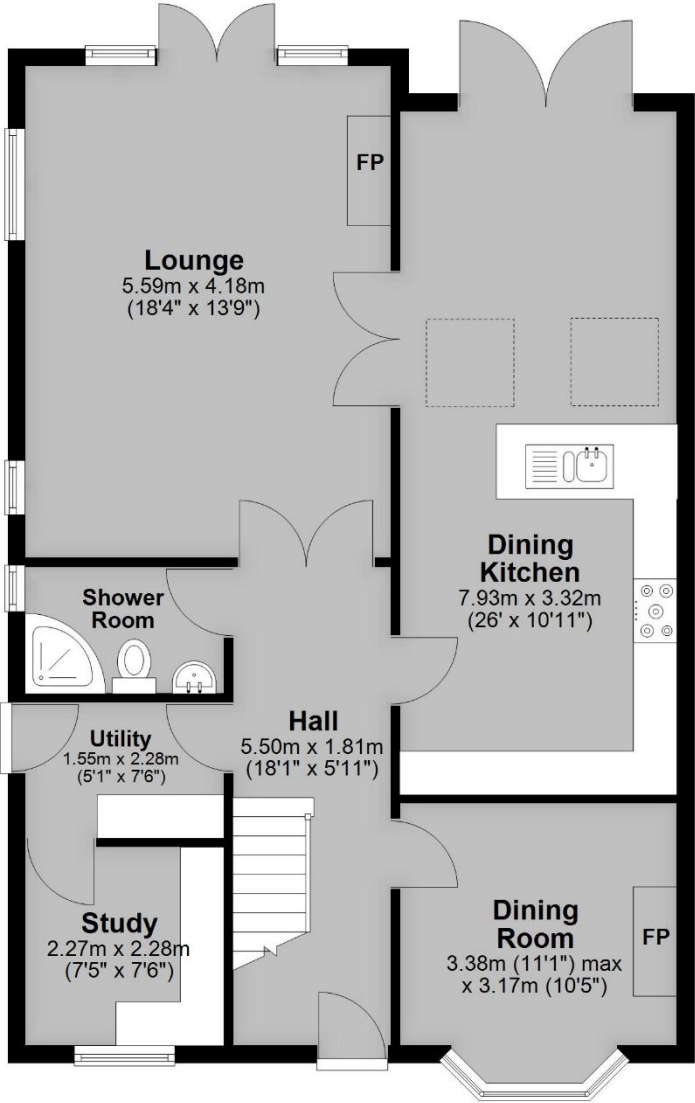


FLOOR PLANS



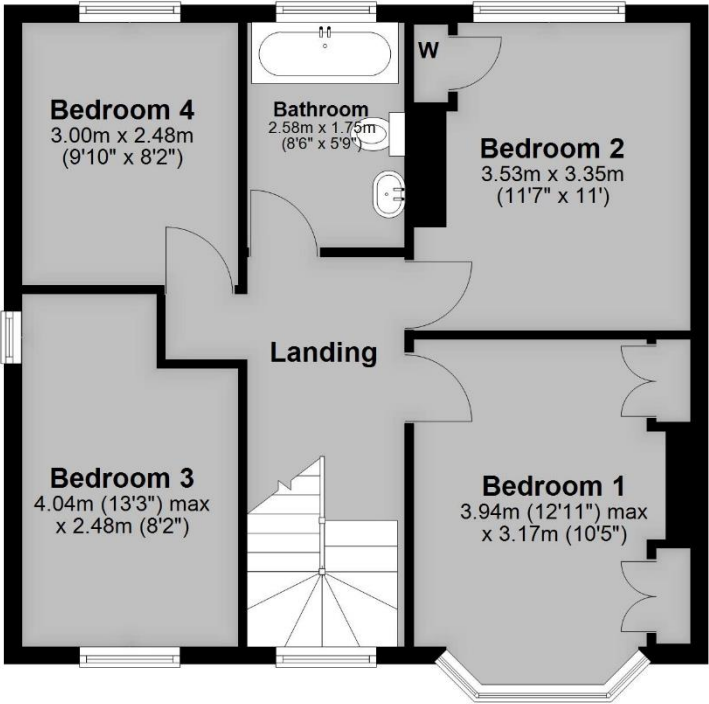
Ground Floor

Approx. 84.8 sq. metres (912.9 sq. feet)



First Floor

Approx. 55.0 sq. metres (591.8 sq. feet)



Total area: approx. 139.8 sq. metres (1504.7 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

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE
Stourbridge Sales: (01384) 396066
stourbridge@leeshaw.com www.leeshaw.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 https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf, 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.