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58 Scotts Road
Stourbridge

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58 Scotts Road, Stourbridge, DY8 1XE

An exciting opportunity to acquire this 3 Bedroom Semi-Detached property, offering great scope for modernisation and improvement and would make an ideal project for those wanting to personalise and stamp their own individual style.

Scotts Road is conveniently located in Stourbridge close to Wollaston Village and Stourbridge Town and being well placed for amenities, primary and secondary schools, bus and Stourbridge train station.

With gas central heating and accommodation comprising; Reception Hall, Lounge, Kitchen/Diner, WC, Landing, 3 Bedrooms and Family Shower Room.

OVERALL, A GREAT OPPORTUNITY FOR IMPROVEMENTS! VIEWING IS HIGHLY RECOMMENDED.

On the ground floor, the UPVC front door leads into the Entrance Hall which has stairs to first floor Landing and door to Lounge.

The good sized Lounge has a window to front, gas fire with surround and a door leading into the Kitchen.



The Kitchen/Diner has wall and base cupboards, worktops, inset sink and drainer, rear window, space for appliances, boiler and space for dining table. Furthermore, there are doors to WC and Garden.

On the 1st floor, the Landing has loft access and doors to;

There are 3 good sized Bedrooms, of which Bedroom 1 and 2 are double. The Shower Room comprises; corner shower, hand basin, wc, partly tiled walls and radiator.

Externally, the rear Garden has a paved patio with steps down to a lawn. In addition, there is an outside tap, 2 sheds, shrubs and side access.

At the front, there is a gate with steps leading down to the front door.

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: B



FLOOR PLANS

To follow



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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>

www.leeshaw.com





We don't sell houses, we sell **homes**.

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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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.