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3 Black Pear Drive  
Stourport



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### 3 Black Pear Drive, Stourport, Kidderminster, DY13 8PG

An immaculately presented 3 Bedroom Detached family home located on a popular development in Stourport. This well planned and deceptively spacious property was constructed in 2021 by Taylor Wimpey as part of their desirable 'Soapstones' development. The property boasts contemporary living accommodation to the ground floor, to include a spacious Dining/Kitchen and generous Lounge with patio doors that give access to the rear Garden. To the first floor, there are three good size Bedrooms, a family Bathroom and the Master Bedroom benefits from an En-Suite shower room. The property is situated in a pleasant cul-de-sac within the development, and is sat on a corner plot with detached Garage and driveway, providing ample off road parking and there is a sizeable rear Garden. In addition, the property is located just a short distance from a range of amenities, public transport links and good schooling, making this an ideal home for a growing family. With gas central heating, UPVC double glazing throughout and being available with No Upward Chain!

Accommodation is over two floors and briefly comprises; Reception Hallway with wc off, Dining/Kitchen fitted with a range of stylish units, Lounge, Landing, Master Bedroom with En-Suite shower room, 2 further Bedrooms, family Bathroom, detached Garage with driveway and extensive rear Garden.

OVERALL, A QUALITY PROPERTY IDEAL FOR THOSE LOOKING TO JUST TURN THE KEY AND MOVE IN AND WELL WORTH VIEWING TO FULLY APPRECIATE.



On approach, you are greeted by a tarmac driveway which gives access to the detached Garage. To the front of the property, a paved pathway leads to the composite front door and there are decorative borders to the side of the pathway.

On entrance to the property, the inviting Reception Hallway has stairs to the first floor Landing with useful under-stairs storage cupboard, there is a ground floor wc off and doors to;

The Lounge benefits from French doors that lead out to the rear Garden. The spacious Kitchen/Diner is fitted with a range of grey units with laminate worktops that incorporate an inset sink and drainer, inset gas hob with extractor fan over and there is a built in dishwasher, fridge/freezer and electric oven and grill. Further to this, there is a built in cupboard housing the 'Ideal' gas central heating boiler and ample space for a dining table within the room.

To the first floor, the Landing has loft hatch access and doors leading to; The spacious Master Bedroom benefits from an En-Suite shower room off which further benefits from a built in cupboard within. There are two further good size Bedrooms to the first floor. The family Bathroom is fitted with a contemporary white suite comprising; wc, pedestal basin and bath with shower over.

Externally, the property boasts a pleasant, low maintenance rear Garden with dedicated patio area and extensive lawned area beyond. Further to this, there is a detached Garage that has an up and over door to the front, door to the side giving access into the Garden, and there are power points and lighting.













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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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