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**Marshall Crescent**  
Wordsley, Stourbridge

106 Marshall Crescent, Wordsley, Stourbridge DY8 5TA

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This well presented and spacious 4 Bedroom, 3 Storey End of Terrace Family Home has a great layout with main living space to the ground floor and Bedrooms over 1st & 2nd Floor.

The property enjoys an end of cul-de-sac position, side onto Auckland Road and is favourably located at the popular, former Wordsley Hospital re-development.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom, Dining Kitchen, Lounge with access to Rear Garden, 1st Floor Landing, 3 Bedrooms & House Bathroom, 2nd Floor Landing, Master Bedroom with En-Suite, Rear Garden and Driveway to front with 2 spaces.

OVERALL, THE PROPERTY IS SURPRISINGLY SPACIOUS AND INSPECTION IS HIGHLY RECOMMENDED TO FULLY APPRECIATE.

On the Ground Floor there is a Canopy front Entrance with door to the Reception Hall having laminate floor, stairs off to 1<sup>st</sup> Floor with spindle balustrade, Store (below) and Guest Cloakroom with white wc, corner basin and tiled splash back, window, laminate floor and extractor.

The Dining Kitchen has a front bay window, laminate floor and table space and there is a range of wall/base cupboards, worktops, sink and mixer tap, built-in oven, gas hob with integrated cooker hood over and appliance spaces.

There is a Lounge, to the rear, with laminate floor, side window and UPVC double glazed doors to the Garden.

On the 1<sup>st</sup> Floor there is a Landing having spindle balustrade and stairs leading off to the 2<sup>nd</sup> Floor, Cupboard with Worcester gas central heating boiler and doors to 3 Bedrooms and Bathroom.

Bedroom 2 & 3 are double size rooms and Bedroom 4 a single size and the Bathroom has a white suite including bath with tiled splash back, basin with tiled splash back, wc, window with tiled sill, extractor and chrome ladder radiator.

On the 2<sup>nd</sup> Floor there is a Landing giving door access to the Master Bedroom with dormer window to front and rear, 2 double built-in wardrobes and door opening to the En-Suite having a white suite with shower cubicle having bi-fold door, basin and tiled splash back, wc, rear double glazed roof window, shaver point and extractor.

The Rear Garden has a paved patio, 2 steps to a raised area with artificial lawn, steps to rear raised decking patio with balustrade rail and side gate.

There is a tarmac Driveway to the front providing 2 parking spaces.

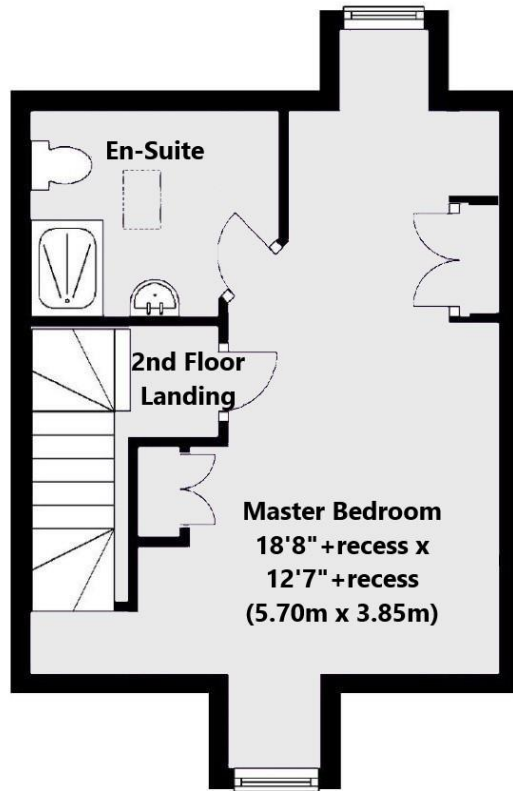
Tenure: Freehold  
Council Tax Band: C



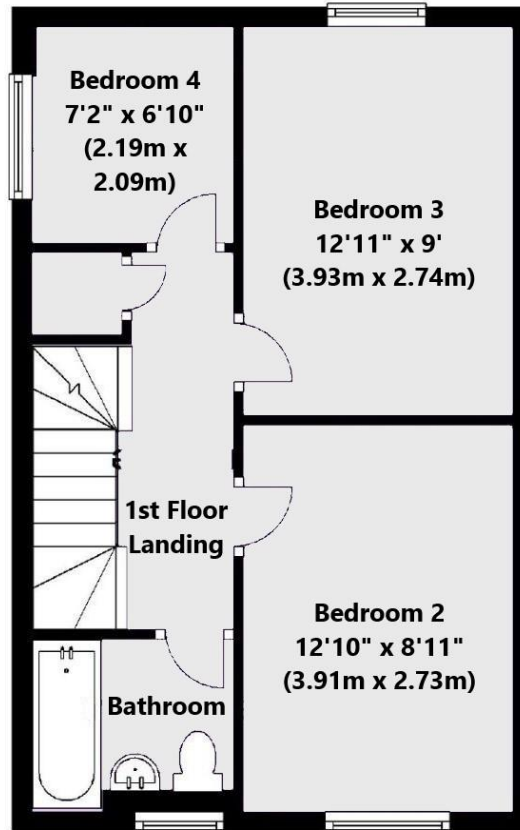


# FLOOR PLANS

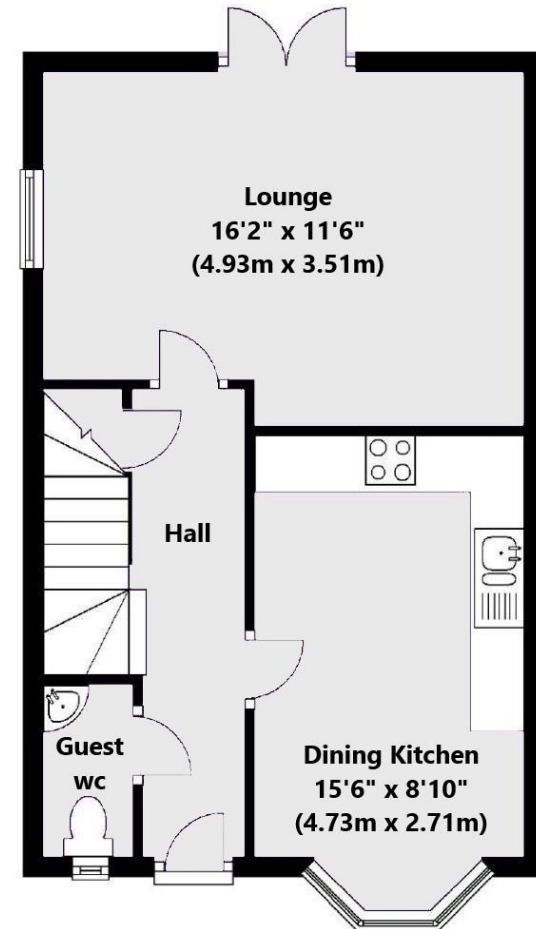
2nd Floor



First Floor



Ground Floor



Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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