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4 Weir Court
Wordsley

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4 Weir Court, Wordsley, DY8 5SR

Fantastic opportunity, representing great value for money based on square footage alone, together with a delightful backdrop onto green open space, makes this a stand out Home where internal inspection is absolutely essential to fully appreciate.

This truly spacious, well planned semi-detached Family property has accommodation over 3 floors and boasts 3 Double Bedrooms (2 with En-Suite) and is further enhanced by the addition of a large Conservatory with log burner.

Well appointed throughout and with gas central heating, UPVC double glazing, the accommodation comprises: Reception Hall, Guest Cloakroom, Kitchen, Lounge, Rear Conservatory, 1st Floor Landing, Master Bedroom with En-Suite, House Bathroom, 2nd Floor Landing, 2 further Bedrooms and (Bed 2 with En-Suite). There is Parking to the front and Rear Garden with decking and lovely rear outlook.

OVERALL, THIS IS A PROPERTY THAT MUST BE SEEN – EARLY VIEWING IS HIGHLY RECOMMENDED.

On approach, you are greeted by blocked paved driveway with allocated parking spaces. To the front of the property, there is a Canopy Front Entrance with door to Reception Hall having stairs off to 1st Floor, Guest Cloakroom with white WC, hand wash basin with storage below and vertical radiator, and doors to;



The Kitchen is located at the front and has a range of white gloss wall/base units, worktops, inset sink and drainer, built-in oven and grill, electric hob with extractor hood over, fridge freezer and appliance space.

There is a Lounge which has a log effect electric fire with wooden fireplace surround and French doors leading into Conservatory. The attractive Conservatory is to the rear of the property, with tiled flooring, multi-fuel stove and French doors opening onto the patio area.

To the 1st floor Landing there is stairs leading off to the 2nd floor and doors to;

The spacious Master Bedroom is located at the rear of the property and benefits from an En-Suite Shower Room off which comprises; WC, wash hand basin with storage below, enclosed shower cubicle with waterfall shower head, vertical radiator, tiled flooring and half tiled walls.

The House Bathroom has a white suite which comprises; bath with shower over, WC, wash hand basin with storage below, vertical radiator, tiled flooring and half tiled walls.

To the 2nd floor Landing there is loft access and doors to;

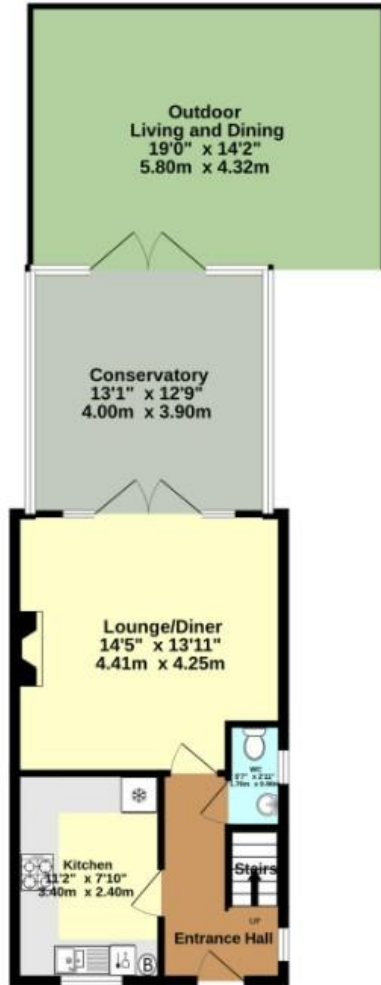
There are two further Double Bedrooms, of which Bedroom 2 includes fitted wardrobes and En-Suite Shower Room which comprises; WC, wash hand basin with storage below, enclosed shower cubicle, vertical radiator, tiled flooring and half tiled walls.

The low maintenance Rear Garden has shallow steps up to a decking area having a gazebo and seating area and is ideal for the summer months. There are extensive views beyond and side access to the front.

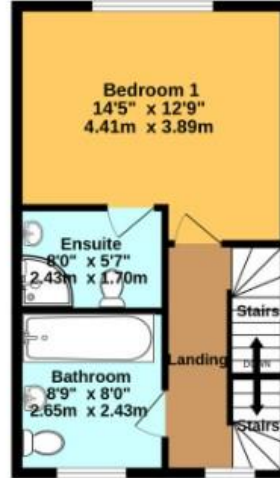


FLOOR PLANS

Ground Floor
526 sq.ft. (48.8 sq.m.) approx.



1st Floor
363 sq.ft. (33.7 sq.m.) approx.



2nd Floor
363 sq.ft. (33.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Weir Court, Stourbridge, DY8 5SR

TOTAL FLOOR AREA : 1251 sq.ft. (116.3 sq.m.) approx.

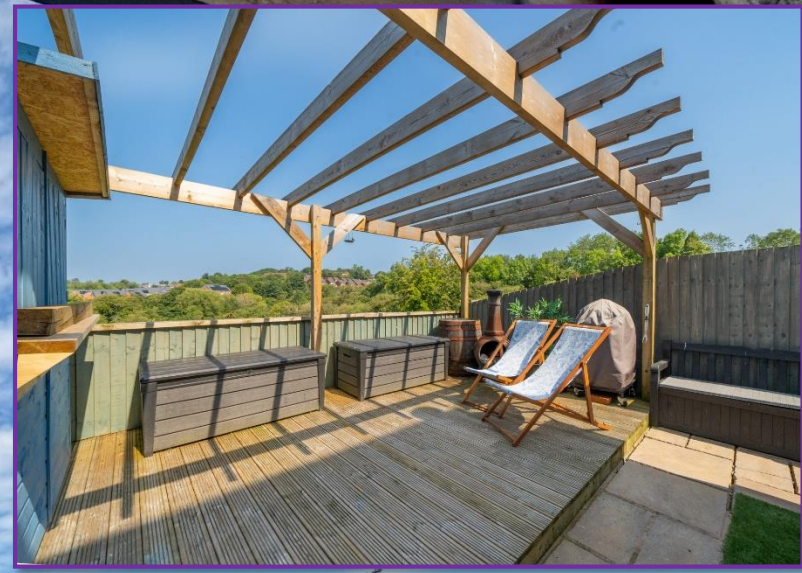
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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