



**RICS**

the mark of  
property  
professionalism  
worldwide

The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

117 Elmwood Road  
Wordsley



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

117 Elmwood Road, Wordsley , Stoubridge DY8 5JU

This attractively presented 3 Bedroom extended semi-detached family home located on the popular 'Ashwod Park' Estate in Wordsley. This well planned property has been extended to create a contemporary Lounge and Dining Room, ideal for entertaining. Further to this, the ground floor space has a useful Utility and downstairs WC. The First Floor has three well-proportioned bedrooms which provide excellent family accommodation. Offered with no upward chain, this home is move-in ready and represents a fantastic opportunity.

Elmwood Road is a sought after cul-de-sac location and enjoys an excellent position at this popular Wordsley address off Balmoral Road, leading from Lawnswood Road, close to the rural fringe and well placed for amenities.

With gas central heating, UPVC double glazing and comprising; Entrance Hall, Utility Room, WC, Kitchen, Lounge, Dining Room, Landing, 3 Bedrooms, Bathroom and rear Garden.

OVERALL, A QUALITY AND WELL APPOINTED FAMILY HOME LOCATED IN A POPULAR POSITION FOR FAMILIES – INTERNAL INSPECTION ADVISED!

On the Ground Floor, there is an Entrance Hall with stairs to first floor and doors to;

The Kitchen is located at the front and is fitted with a range of cream 'Shaker' style wall and base cupboards, worktops, splashback tiles, inset sink and drainer, gas hob with extractor fan above, built in fridge, oven, space for appliances and spotlights.

The Utility Room has been converted by the current owners and creates a useful space. From the Utility there is a downstairs WC.

The Lounge is located at the back and features a floor to ceiling window which has side openers and provides ample natural lighting, electric fire with oak beam above, fitted shelving and cupboard. It opens up into the Dining Room which has recessed lighting and French doors opening to rear Garden.

On the 1<sup>st</sup> Floor, the Landing has featured panelled walls, loft access and doors to;

There are 3 good sized Bedrooms, of which Bedroom 3 benefits from a storage cupboard. The modern Family Bathroom has a white suite comprising; WC, pedestal sink, bath with waterfall shower head over, cupboard which houses the Baxi boiler, tiled walls and flooring and spotlights.

The Rear Garden has a decking area with fencing around and steps down to the lawn. There is an outhouse which has electric and lighting, ideal for people who work from home. In addition, there is an outside water tap, electric points and side access.

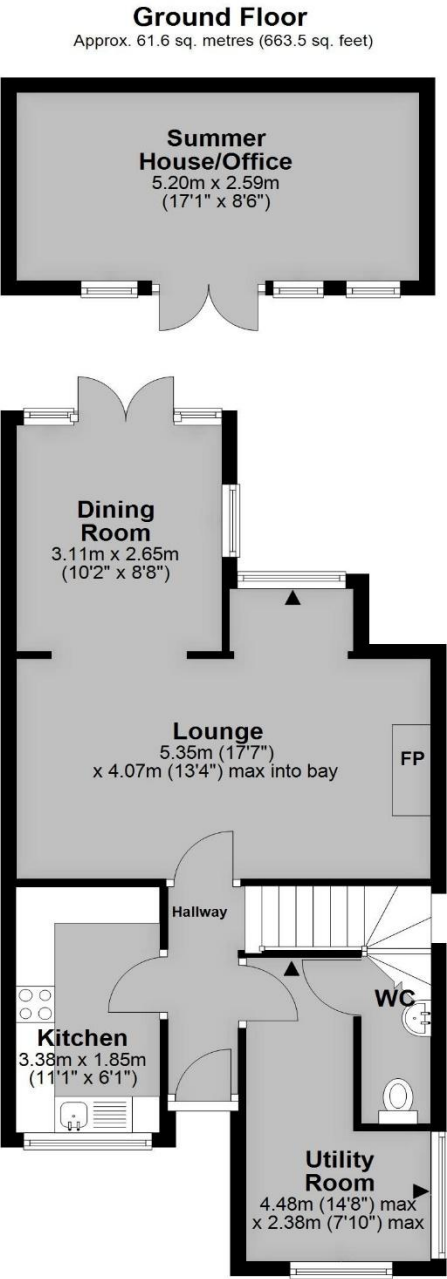
To the front, there is driveway parking and lawn to the side.







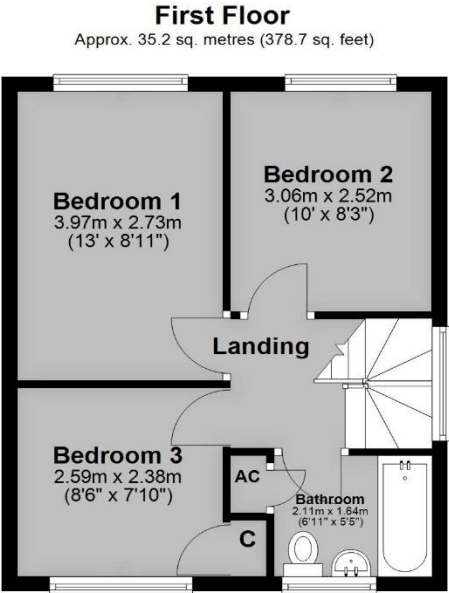
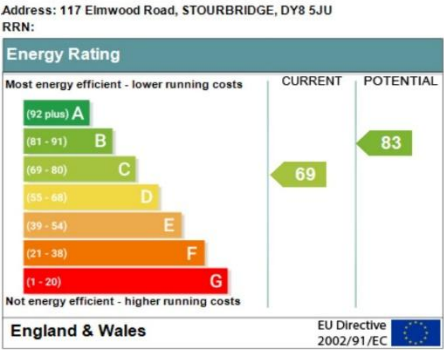
# FLOOR PLANS



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>.

Tenure: Freehold

Council Tax Band: B



Total area: approx. 96.8 sq. metres (1042.1 sq. feet)





The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**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](http://www.leeshaw.com)







The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

The Cross Offices, Summerhill  
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622  
kingswinford@leeshaw.com www.leeshaw.com

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