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**Chapel Street**  
Wordsley, Stourbridge



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70 Chapel Street, Wordsley, Stourbridge DY8 5QP

This 1<sup>st</sup> Floor 1 Bedroom Maisonette Flat with Garage is surprisingly spacious and enjoys a great cul-de-sac position, leading off Lawnswood Road, being well placed for Wordsley Green Shopping Centre, Sainsburys Local and close to King George V Park with further amenities available in Kingswinford.

With gas central heating, UPVC double glazing and comprising: Ground Floor Entrance Hall, 1<sup>st</sup> Floor Landing, Lounge, Breakfast Kitchen, Lobby, Double Bedroom and refitted Bathroom. The Flat also has its own Garden to the rear and further benefits from a previously Extended lease.

VIEWING IS ESSENTIAL AND HIGHLY RECOMMENDED TO FULLY APPRECIATE ITS OVERALL SIZE, LAYOUT AND POSITION.

On the Ground Floor, there is an Entrance Hall with part obscure UPVC double glazed door, vertical radiator, Cupboard with gas meter and storage and stairs to 1st Floor.

The 1st Floor Landing has a door opening to the Lounge, located to the front and having a UPVC double glazed front and side window, laminate floor, mantel fireplace with hearth and inset fire, Cupboard (housing the Worcester gas central heating boiler) and doors to Kitchen and Lobby.



The Breakfast Kitchen has a range of wall and base cupboards, worktops, sink and mixer tap, tiled splashback, UPVC double glazed rear window, fold down table and recessed cupboard.

The Lobby has a door to the Bedroom and Bathroom.

The Bedroom is a double size, having a range of 3 double wardrobes with top cupboards and UPVC double glazed rear window.

There is a refitted Bathroom having a white suite, including bath with shower over and tiled surround and side screen, semi recessed basin with vanity cupboard below and tiled splashback, wc with concealed cistern, obscure UPVC double side window, chrome ladder radiator and loft access.

Outside, there is a Single Garage, located within the block to the rear corner, having up and over door and a solar panel on the roof feeds and LED light.

There is a Rear Garden with bark chipping area, gravel patio and raised planters.

Tenure: Leasehold with a 125 Year Lease from 25<sup>th</sup> March 2007. Ground Rent £150.00 and there is no Service Charge. Building Insurance is payable. The premium covering the period 25.12.24 to 24.12.25 was £190.64. 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: A





# FLOOR PLANS

Ground Floor Entrance Hall

1<sup>st</sup> Floor Landing

Lounge: 14'4" x 14' max  
(4.37m x 4.28m max)

Breakfast Kitchen: 13'11" x 6'2"  
(4.24m x 1.88m)

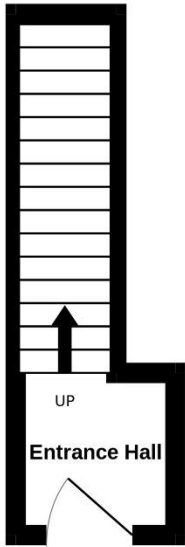
Lobby

Bedroom: 11'5" x 11'4" incl. w  
(3.49m x 3.45m)

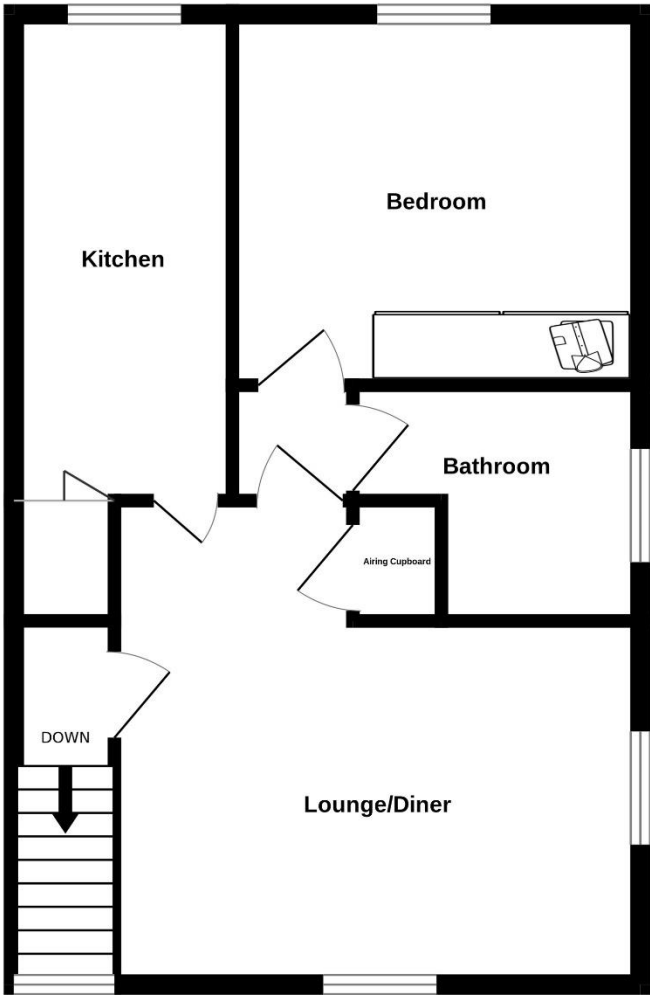
Bathroom: 8'7" max x 5'5"  
(2.63m x 1.67m)

Garage: 16'5" x 8'6"  
(5m x 2.59m)

Ground Floor



First Floor





## ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 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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