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**Quorn Crescent**  
Wordsley, Stourbridge



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## 5 Quorn Crescent, Wordsley, Stourbridge DY8 5NN

This modern, 2 Bedroom semi-detached Bungalow, has been improved and updated and enjoys a corner position and further benefits from a rear Driveway leading to the single Garage.

Quorn Crescent is a sought after cul-de-sac location leading off Marsh Crescent, in turn leading from Middleway Avenue, in a level position and is well placed off Lawnswood Road with local shops together with King George V Park, Sainsbury's local and Worsley Green Shopping Centre close by.

With gas Central Heating, UPVC double glazing and comprising Reception Hall, Lounge/Dining Room, Kitchen, Conservatory, 2 Bedrooms, Shower Room and Garage.

OVERALL, A WELL LOCATED BUNGALOW AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

There is a Reception Hall with part double glazed UPVC door, loft access and doors leading off.

Bedroom 1 & 2 all located to the front, each with UPVC double glazed window.

There is a modern Shower Room having a white suite with large walk-in shower having side screen and sliding door, WC, semi recessed basin with vanity cupboards below, tiled walls, tiled floor, obscure UPVC double glazed side window, chrome ladder radiator and Cupboard (with Worcester gas central heating boiler, tiled floor and shelving).

The rear Lounge/Dining Room has a fireplace with electric fire, 2 UPVC double glazed rear windows, centre UPVC double glazed doors to Garden and door to Kitchen.

The modern Kitchen has a range of grey gloss style wall/base cupboards, worktops, contrasting tiled splashbacks, sink and mixer tap, Stoves built-in oven, Rangemaster gas hob with cooker hood over, tall cupboard with integrated fridge freezer, UPVC double glazed rear window and part obscure UPVC double glazed side door to Conservatory.

The Conservatory is UPVC double glazed with 3 top opening windows, rear door to Garden and there is a ceiling light with fan.

There is a rear single Garage having up and over door, part double glazed UPVC side pedestrian door to Garden, strip light and 2 power points. There is a block paved Driveway leading to the Garage.

The Rear Garden has a paved patio, low wall to the block paved patio, small side lawn with border and gate to rear Driveway. There is also access to the Garage.

At the front, the Bungalow enjoys a corner position with front and side lawn and there is a block paved pathway to the front entrance.

**Tenure: Freehold. 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: C**





# FLOOR PLANS

Reception Hall

Bedroom 1: 13'2" x 9' (4.03m x 2.75m)

Bedroom 2: 10' x 8'8" (3.05m x 2.64m)

Shower Room: 7'1" x 5'10" (2.15m x 1.77m)

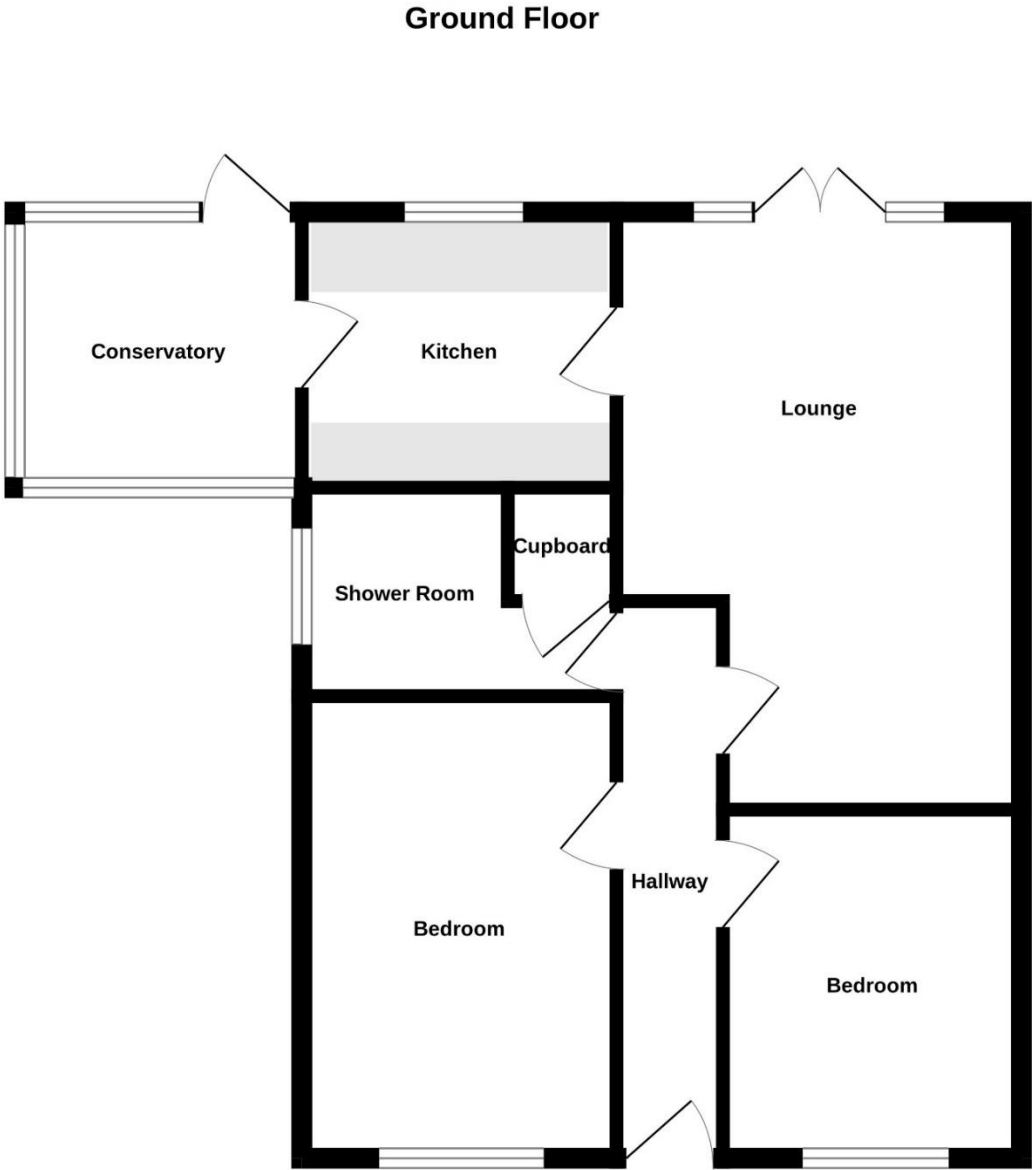
Lounge: 19'4" x 11'6" (5.89m x 3.52m)

**Kitchen: 9' x 7'10" (2.75m x 2.39m)**

Conservatory: 9'5" x 7'3" (2.88m x 2.21m)

Garage: 16'8" x 8'1" (5.08m x 2.46m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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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