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8 Graham Road
Wordsley

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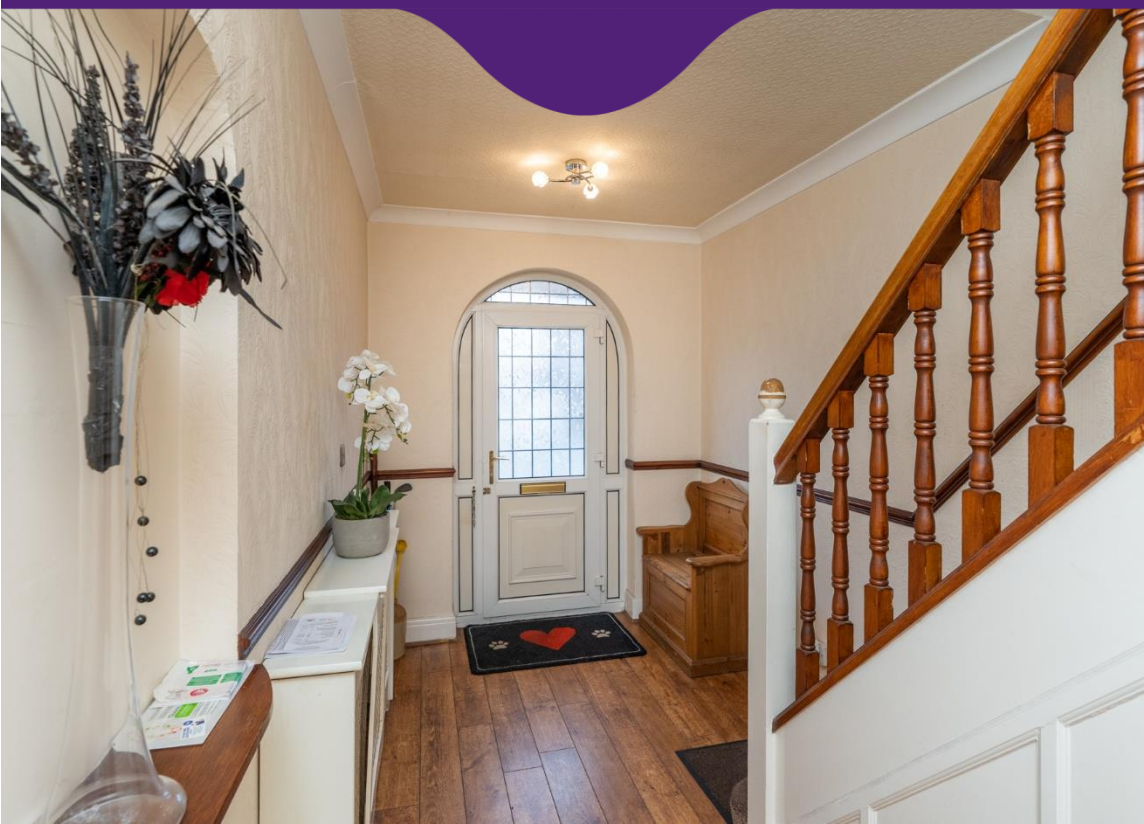
8 Graham Road, Wordsley Stourbridge DY8 5PU

A well presented, traditional 3 Bedroom Semi-Detached family home located along a popular address in Wordsley! This extended and thoughtfully planned property has been adapted over the years to create spacious accommodation throughout, with 3 generous bedrooms to the first floor and a re-fitted family Bathroom. In addition, there is a private and level rear Garden, Garage and ample off road parking for multiple vehicles and a useful ground floor Shower room. The property is situated in a convenient position for a range of amenities and public transport links, and is also in the catchment area for a number of good primary and secondary schools. With gas central heating, UPVC double glazing throughout, viewing is essential to appreciate the accommodation on offer!

Accommodation is over two floors and briefly comprises; Reception Hallway with useful under-stairs storage cupboard, Lounge/Diner with doors leading to the rear Garden, extended Kitchen/Diner with dedicated Utility area, ground floor Shower room, Landing, 3 good size Bedrooms, contemporary family Bathroom, Garage and pleasant rear Garden.

OVERALL A QUALITY HOME WITH WELL PLANNED ACCOMMODATION, IDEAL FOR A GROWING FAMILY!

EPC – E
COUNCIL TAX BAND -C



On approach, you are greeted by a block paved driveway with decorative gravelled area to the side. On entrance to the property, the UPVC door leads into the inviting Reception Hallway where there are stair to the first floor Landing, useful under-stairs storage cupboard and doors to;

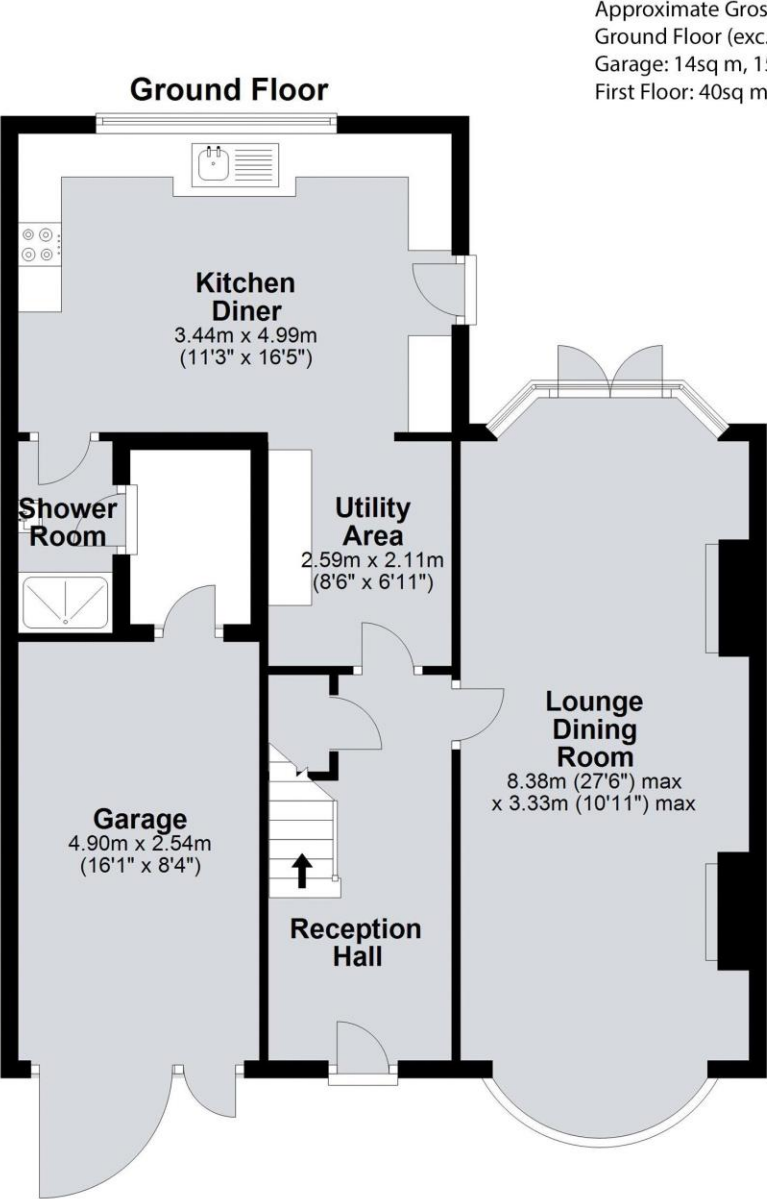
The Lounge/Dining room has an attractive bay window, gas fire with feature surround and there are patio doors that lead out to the rear Garden. The extended Breakfast/Kitchen is fitted with a range of wooden units with worktops that incorporate a sink and drainer, and leaves space for a fridge, washing machine a cooker. There is a dedicated Utility area with breakfast bar that has further space for a tumble dryer and fridge/freezer. Off the Kitchen, there is a ground floor Shower room that is fitted with a shower enclosure with electric shower over, basin unit with storage beneath and there is a door off that gives access to the Garage. The Garage has double doors to the front, power points, lighting, tap and door to the rear.

To the first floor, the Landing has useful loft hatch access and doors to; there are three generous Bedrooms, of which Bedroom one and two benefit from built in wardrobes. The re-fitted family Bathroom has a contemporary white suite comprising; wc, basin unit with storage beneath and a 'P' shaped bath with feature waterfall shower head over. Further to this, there is a cupboard in the bathroom that houses the 'Ideal' gas central heating boiler.

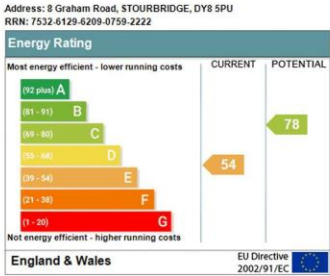
Externally, the pleasant and levelled rear Garden has a spacious paved patio area with vast lawned area beyond. Further to this, there is outside lighting, an outside tap and electrical power point.



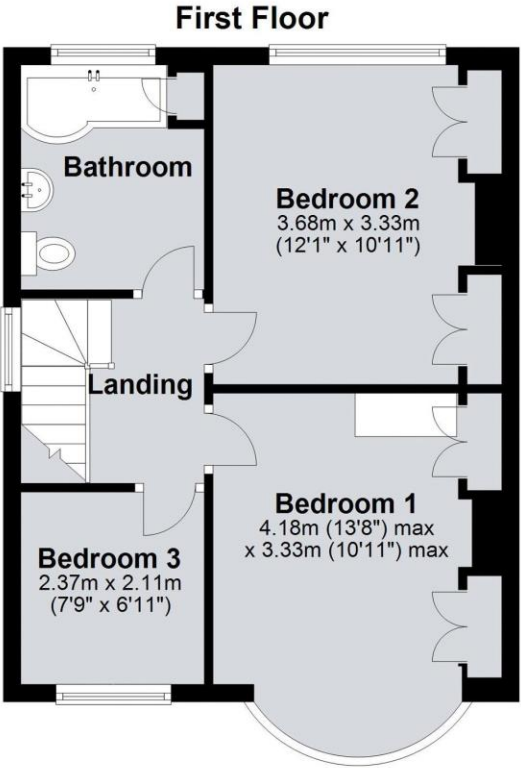
FLOOR PLANS



Approximate Gross Internal Floor Area:
Ground Floor (exc. Garage): 60sq m, 646sq ft
Garage: 14sq m, 151sq ft
First Floor: 40sq m, 430sq ft



Produced by EnergyCom.
This Floor Plan is presented as general guidance only.
It cannot be relied upon as a statement of fact.
Email: ecf@energy-survey.com



EnergyCom

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



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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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