



RICS

the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Guardian House
Clark Street, Stourbridge

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Guardian House, Clark Street, Stourbridge, DY8 3UF

Warehouse and offices with expired Planning Consent for change of use to 2 Flats.

The property is located within an established residential area forming part of the popular old quarter of Stourbridge.

Stourbridge is located on the Western side of the West Midlands conurbation and is a sought after location offering good access for commuters to not only the conurbation but Birmingham, Worcester and Kidderminster along with motorway access and proximity to Stourbridge railway station. Green belt countryside is also within easy reach.

The property comprises a two storey building presently laid out as warehouse and first floor offices.

Ground Floor

Reception area with staircase to first floor, office, separate w.c and wash hand basin, lobby, large storage area with windows to rear and double doors to the side of the property.



First floor

Provides attractive offices with partitions, suspended ceilings and lighting together with air conditioning to part, gas fired central heating with radiators and alarm.

It comprises open plan office area, two partitioned private offices, lobby with wash hand basin and separate w.c, boiler cupboard and kitchen area with stainless steel single drainer sink, base unit and work surface.

Gross Internal Area 1630sqft (151sqm)

Outside there is off road parking.

Planning consent was granted on the 21st September 2007, Application number P07/1481 for change of use from Commercial to 2 number Flats (C3).

The approved plans provide for a ground floor one bedroom flat and a first floor two bedroom flat.

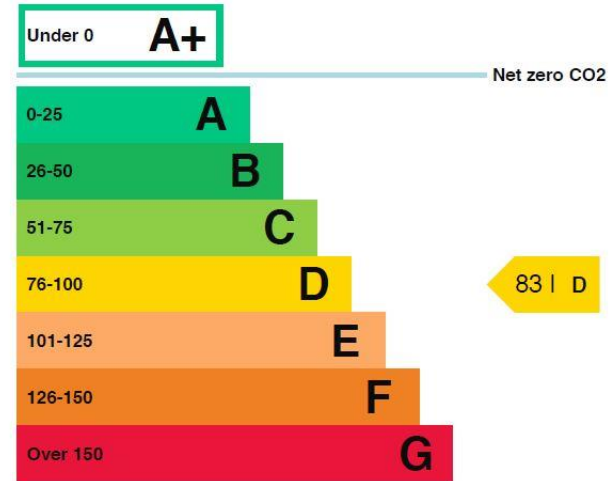
Information provided online by the Valuation Office shows the rateable value to be £6,700 in the 2017 list.

We are verbally advised that the property is freehold.



Energy efficiency rating for this property

This property's current energy rating is D.



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





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Kempson House, 101 Worcester Road
West Hagley, Worcestershire DY9 ONG

Sales: (01562) 888111
hagley@leeshaw.com www.leeshaw.com

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