



The
LEE, SHAW
Partnership

26 Leaholme Gardens
Stourbridge DY9 0XX



Detached Family Home

This improved and re-appointed 4 Bedroom Detached Family Home is well presented throughout and enjoys a prime cul-de-sac position and is further enhanced by off road Driveway parking, Double Garage and south facing Rear Garden.



Leaholme Gardens leads off Hagley Road and is well placed for Oldswinford and Stourbridge Town having a wealth of local amenities including schools of good repute, shops, restaurants, train station with direct links into Birmingham/Worcester and beyond and with excellent access to the Motorway network at J3 or J4 of the M5 making it ideal for commuting.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom, Dining Room, Lounge, Breakfast Kitchen with Utility/Store off, Landing, 4 Bedrooms (Bedroom 1 with range of wardrobes & En-Suite) and House Bathroom.



OVERALL, A FAMILY HOME IN A GREAT LOCATION. INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO FULLY APPRECAITE ITS SIZE, LAYOUT AND POSITION.



Prime Cul-de-sac Location

On the Ground floor, there is a recessed Entrance with small paned obscure glazed timber door and side screens to:

Reception Hall having oak floor, radiator with cover, stairs to 1st Floor and doors leading off.

The Guest Cloakroom has a white suite including WC, basin with tile splashback and vanity cupboard, oak floor, radiator and extractor.

There is a Dining Room with UPVC double glazed front bay window and radiator with cover.

The rear Lounge has a brick fireplace with tiled hearth, wooden mantel and inset fire, 2 radiators with covers, UPVC double glazed rear bay window and UPVC double glazed rear doors to Garden.

There is a refitted Breakfast Kitchen having a range of cream gloss wall and base cupboards, worktops, single drainer sink and mixer tap, Neff built-in double oven, Neff 5 burner gas hob with Neff cooker hood over and pan drawers below, tall cupboard, integrated Neff microwave, 2 UPVC double glazed rear windows, recessed ceiling lights, part obscure UPVC double glazed side door and vertical radiator. A door gives access to the Utility/Store (below stairs) with stackable appliance space and radiator.



South Facing Rear Garden



On the 1st Floor, there is a Landing with side obscure UPVC double glazed window, spindle balustrade to stairs, loft access (with ladder), Airing Cupboard (with tank) and doors to 4 Bedrooms and Bathroom.

Bedroom 1 is a good size main bedroom with 2 UPVC double glazed windows to front, range of wardrobes to one wall and radiator. There is a door to the refitted En-suite having a white suite with tiled quadrant shower enclosure with curved screen doors and waterfall shower, vanity basin with tiled splash back, WC, built-in cupboards, tiled walls, obscure UPVC double glazed window, shaver point, graphite ladder radiator and recessed ceiling lights.

There are 3 further Bedrooms, each with UPVC double glazed window and radiator and Bedroom 3 having double and single wardrobe with top cupboards and adjoining dressing table with shelving and top cupboards.



The refitted House Bathroom has a white suite with bath having tiled surround and shower over with side screen, Sanitan WC, Sanitan pedestal basin, part panelling, wall mirror with downlighting over, radiator, obscure UPVC double glazed window and recessed ceiling lights.

There is a Double Garage with electric up and over door, Worcester gas central heating boiler, tap, power point and loft access with ladder.

The Rear Garden is south facing having a paved patio, raised decking patio, low wall to planting beds and rear border, gravelled central area and rear tap. There is a side access with gates to front.

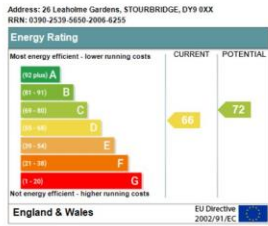
At the front, there is a good size block paved Driveway providing off-road parking, slate infill and shrub border.



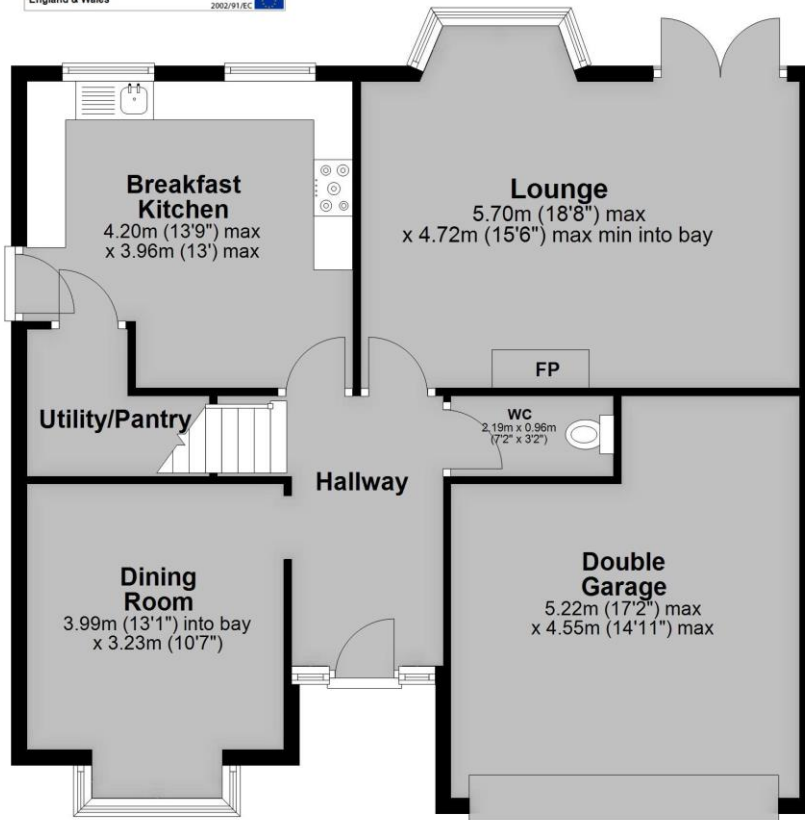


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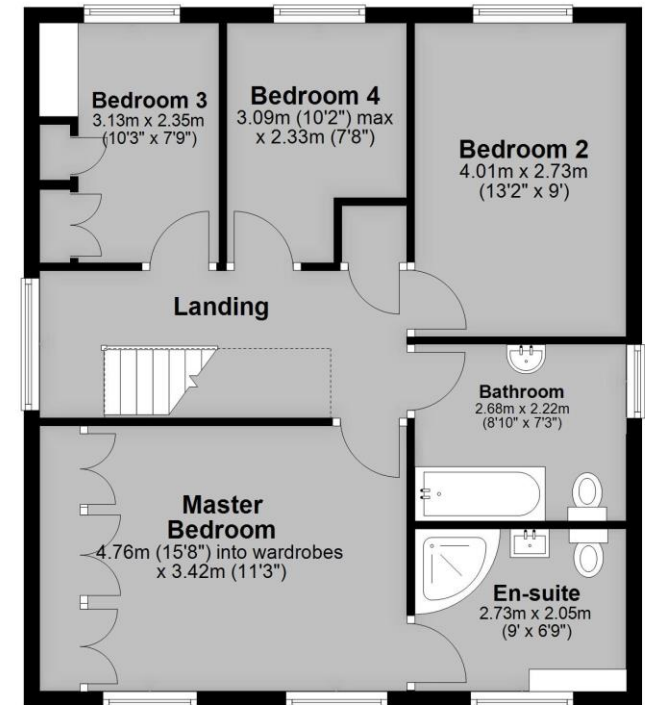
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 www.leeshaw.com/downloads/referral-fees.pdf



Ground Floor



First Floor



Total area: approx. 153.9 sq. metres (1656.7 sq. feet)

Plan produced using PlanUp.

FLOOR PLANS

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:** F

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VALUE. SELL. LET.

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