



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

16 The Stewponey, Stourton DY7 6RL



Modern 2 Bedroom Home

GREAT OPPORTUNITY FOR A FIRST TIME HOME OR MAY SUIT THOSE LOOKING TO DOWNSIZE.

This 2 Bedroom Mid Terrace property was originally built by David Payne Homes at this popular cul-de-sac development leading off Bridgnorth Road. The property is well placed for nearby amenities in Kinver Village and Wollaston just a few minutes' drive away. Further facilities are also available at Kidderminster & Stourbridge Towns and the property is also close to countryside and picturesque Canalside walks. There are excellent road links for commuting as well as Train Stations at both Kidderminster & Stourbridge.

With gas central heating and comprising: Reception Hall, Guest Cloakroom, Kitchen, Lounge/Dining Room, Landing, 2 Double Bedrooms and Bathroom. There is a Driveway to the front for 1 car and low maintenance Rear Garden being west facing.

OVERALL, A PROPERTY READY TO PERSONALISE AND MAKE YOUR OWN – AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall with part double glazed entrance door, laminate floor, radiator, stairs to 1st Floor with spindle balustrade, low-level Store (below) and doors leading off.

The Guest Cloakroom has a WC, basin with tile splash back, radiator and obscure timber double glazed window.

The Kitchen has a range of wall and base cupboards, worktops, tiled splashbacks, Stoves built-in oven, Stoves gas hob with integrated cooker hood over, appliance space, integrated fridge, tall cupboard, timber double glazed front window and Cupboard (housing the Baxi gas central heating boiler).

There is a Lounge/Dining Room, to the rear, having mantel fireplace with hearth and inset fire, 2 radiators and double glazed rear patio door to Garden.





No Onward Chain

On the 1st Floor, there is a Landing with loft access and doors leading to 2 Bedrooms & Bathroom.

Each of the Double Bedrooms has a timber double glazed window and radiator, with Bedroom 2, also having stair head Airing Cupboard (with tank).

The Bathroom has a bath with shower over, tiled surround and side screen, pedestal basin, WC, wall mirror, shaver point, radiator, extractor fan and part wall tiling.

The Rear Garden is west facing having a patio, gravel area and circular patio, making it low maintenance.

At the front, there is Parking Space for one car.

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: D





The
LEE, SHAW
Partnership

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



Reception Hall

Guest Cloakroom

Kitchen:
9'11" x 6'4" (3.03m x 1.95m)

Lounge/Dining Room:
15'6" into patio x 12'10" (4.73m x 3.92m)

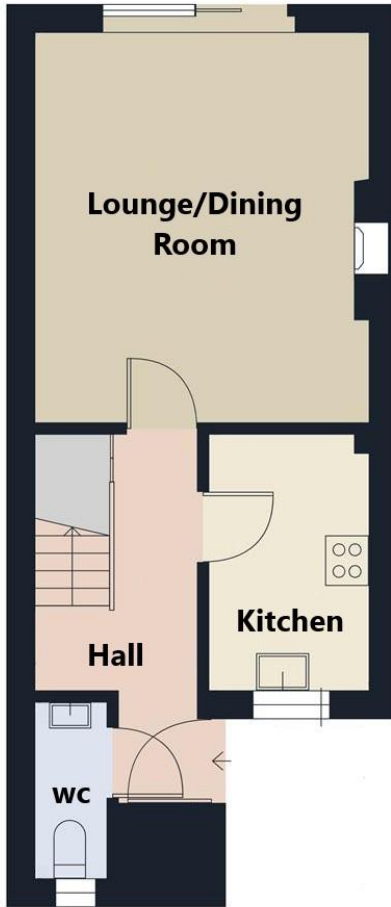
Landing

Bedroom 1:
12'10" x 8'10" (3.91m x 2.69m)

Bedroom 2:
12'10" max into recess x 9'3" (3.91m x 2.83m)

Bathroom:
6'5" x 6'3" max (1.96m x 1.91m)

FLOOR PLANS



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 396066
stourbridge@leeshaw.com
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.