



The
LEE, SHAW
Partnership

9 Brook Street
Stourbridge DY8 3XF



Period terrace

This 2 Bedroom Period style Terrace is located in the popular Old Quarter of Stourbridge being well placed for amenities and schools, near to Mary Stevens & Greenfield Parks and within close proximity to Stourbridge Town having excellent bus and rail links, making it convenient.

The property is surprisingly spacious and well worth inspection to fully appreciate its overall size, layout and position and is further enhanced by a south facing Rear Garden.

With gas central heating, double glazing and accommodation comprising: Reception Hall, Dining Room, Lobby with Cellar access, Rear Lounge, Rear Lobby opens to Kitchen, Landing, 2 Double Bedrooms and 1st Floor Bathroom with white suite also including shower cubicle.

OVERALL, AN EXCELLENT OPPORTUNITY FOR A PERIOD STYLE HOME IN THE SOUGHT AFTER OLD QUARTER OF STOURBRIDGE – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall with part single glazed timber front door, radiator and doors to:

Dining Room with UPVC double glazed front window, mantel fireplace with electric fire, radiator and door and stairs to 1st Floor.

Lobby with door to Cellar and opening to:

Lounge having a mantel fireplace with hearth and inset fire, radiator, UPVC double glazed rear window and door to:

Rear Lobby having tile effect laminate floor, part double glazed UPVC door and side screen to Garden, door to Entry and doorway to:





Popular Old Quarter old Stourbridge

Kitchen having a range of beech style wall and base cupboards, contrasting worktops, tiled splashbacks, sink and mixer tap, 2 side and one rear UPVC double glazed window, cupboard (with Worcester gas central heating boiler), built-in oven, gas hob with cooker hood over, appliance spaces and tile effect laminate floor.

On the 1st Floor, there is a Landing with doors leading to:

Bedroom 1 having a mantel fireplace with cast inset, UPVC double glazed window and radiator.

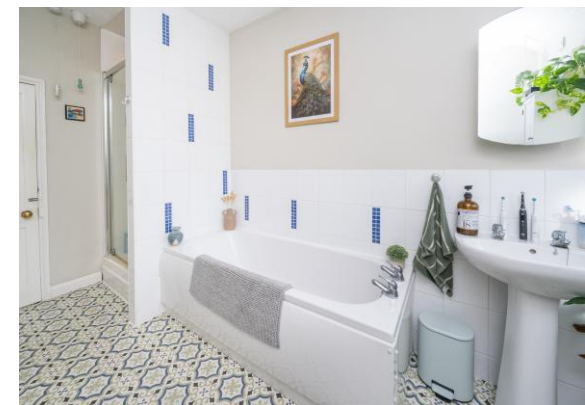
Bedroom 2 with UPVC double glazed window, radiator, mantel fireplace with cast inset and Cupboard (with loft access).

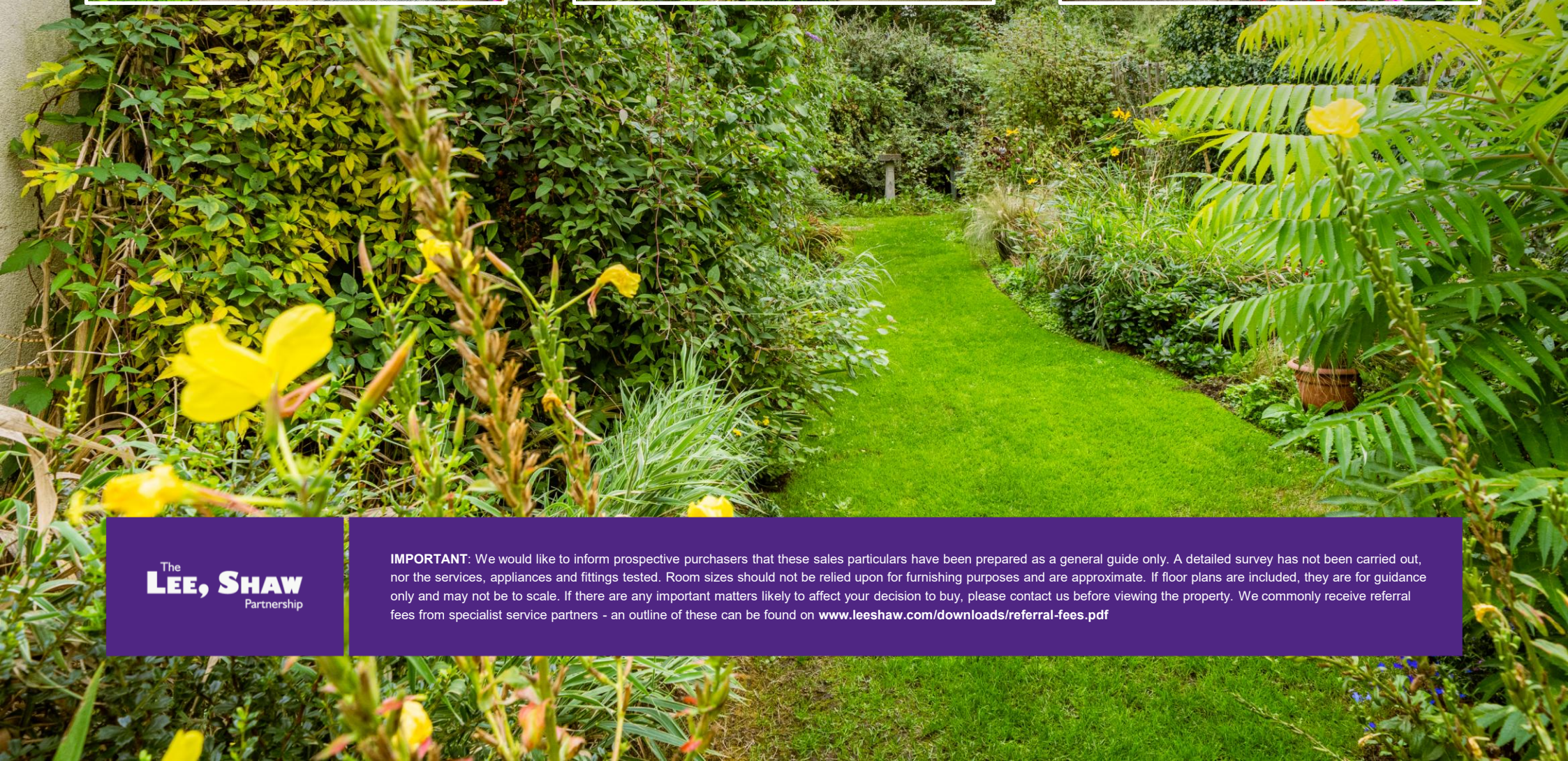


Bathroom having a white suite including bath with tiled splashback, pedestal basin and tiled splashback, WC, shower cubicle with screen door and Triton shower, obscure UPVC double glazed window, chrome ladder radiator and extractor fan.

Rear Garden being south facing and having a walled yard area being gravelled and with paved pathway, rear paved patio, step to lawn with well stocked side borders, additional rear garden area and rear tap.

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B.



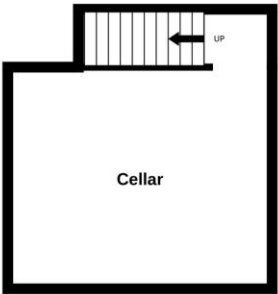


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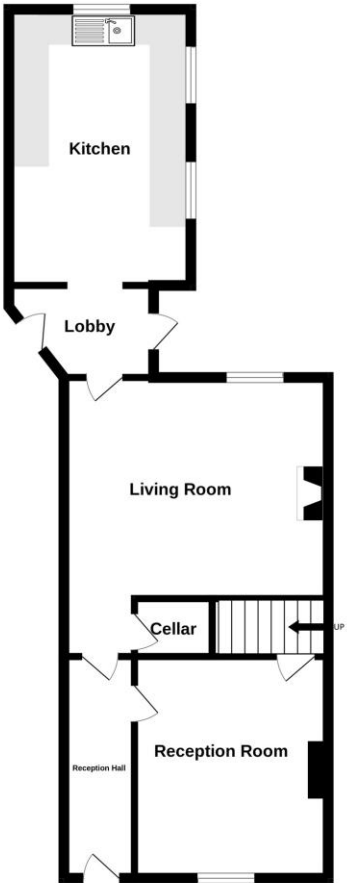
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



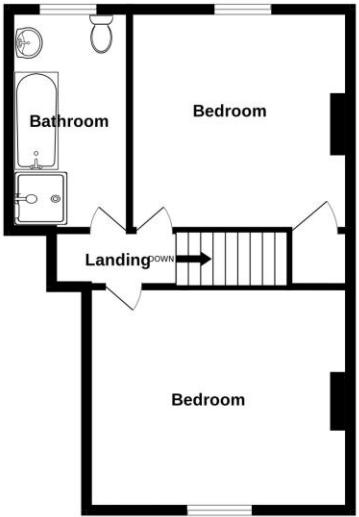
Basement



Ground Floor



1st Floor



Measurements:

- Reception Hall
- Dining Room: 12'1" x 10'8" (3.69m x 3.26m)
- Lobby with Cellar off
- Lounge: 14'5" x 12'1" (4.39m x 3.69m)
- Rear Lobby
- Kitchen: 15'1" x 7'9" (4.61m x 2.37m)
- Landing
- Bedroom 1: 14'4" x 12'1" (4.39m x 3.69m)
- Bedroom 2: 12' x 11'8" (3.67m x 3.56m)
- Bathroom: 12'1" x 6'6" (3.68m x 2m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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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.