



The
LEE, SHAW
Partnership

27 Redhill Close
Oldswinford, Stourbridge DY8 1NF

Surprisingly Spacious – Must See



This extended, 3 storey End Terrace Town House is surprisingly spacious being well worth internal inspection to fully appreciate.

Enjoying a cul-de-sac position close to the heart of Oldswinford, walkable to amenities and important local schools, great for commuting with Stourbridge Railway Station offering services to Birmingham/Worcester and beyond and with surrounding road links giving excellent access to the Midlands Motorway network.

With gas central heating, UPVC double glazed windows and comprising: Reception Hall, 1st Floor Landing, through Lounge and Dining Room, Kitchen, Toilet, 2nd Floor Landing, 3 Bedrooms and Bathroom.

OVERALL, A GENEROUS SIZE FAMILY HOME IN A SOUGHT AFTER LOCATION WITH AMENITIES ON THE DOORSTEP. VIEWING IS HIGHLY RECOMMENDED. AVAILABLE WITH NO ONWARD CHAIN

On the Ground Floor, there is a Reception Hall with timber front door and obscure single glazed side screen, radiator, stairs to 1st Floor with storage area below and Cupboard with Ideal gas central heating boiler.





Convenient for amenities in Oldswinford

On the 1st Floor there is a Landing with cupboard and doors to:

Through Lounge and Dining Room with Lounge Area to front having wide UPVC double glazed front window, stairs to 2nd Floor and opening to the rear Dining Area having 2 radiators, double glazed patio door to Garden and door to Kitchen.

The Kitchen has a range of base cupboards, drawer unit, tall cupboard, worktops and tiled splash backs, breakfast bar with radiator below, 2 UPVC double glazed windows, part double glazed timber door to Garden and door to:

Cloakroom with basin and tiled splashback and door to Toilet with white WC and obscure UPVC double glazed rear window.

On the 2nd Floor there is a Landing with Cupboard and doors to:

Bedroom 1 with UPVC double glazed front window, radiator and built-in double wardrobe.

Bedroom 2 with UPVC double glazed window, radiator and built-in wardrobe.

Bedroom 3 with UPVC double glazed window, stair head Cupboard and radiator.

Bathroom having bath with Triton shower over and side screen and tiled surround, WC, basin and tiled splash back, radiator, obscure UPVC double glazed window and shaver point.



Walk to train station



There is an Integral Garage with up and over door.

There is a low maintenance Rear Garden being mostly paved with rear border and with side gate and steps leading down to the front of the property.

At the front there is a sloping tarmac Driveway providing off road parking.

Tenure: Freehold.

Construction: brick and tile with flat roof.

Services: mains water, electricity, drainage and gas are connected to the property.

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.

Council Tax Band B.

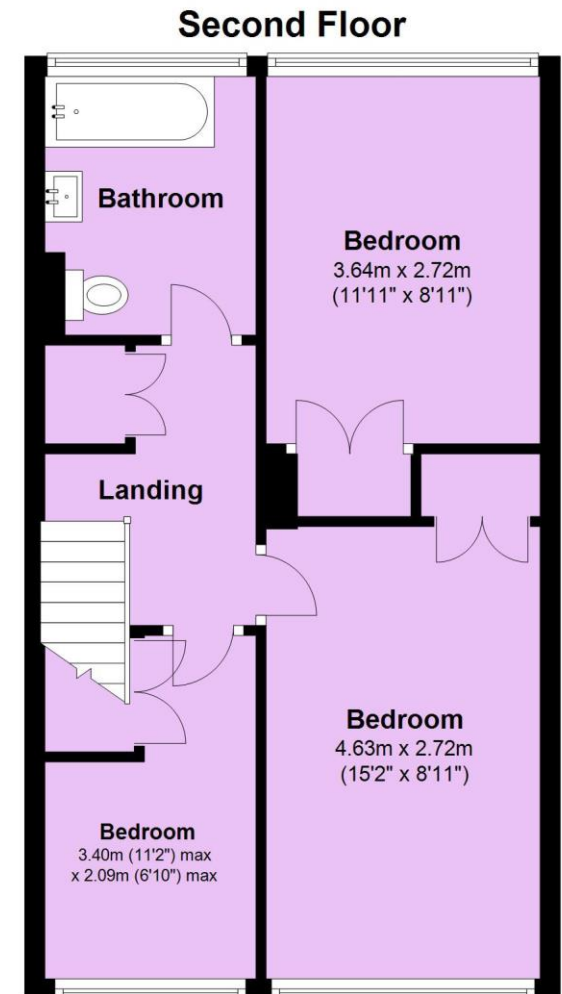
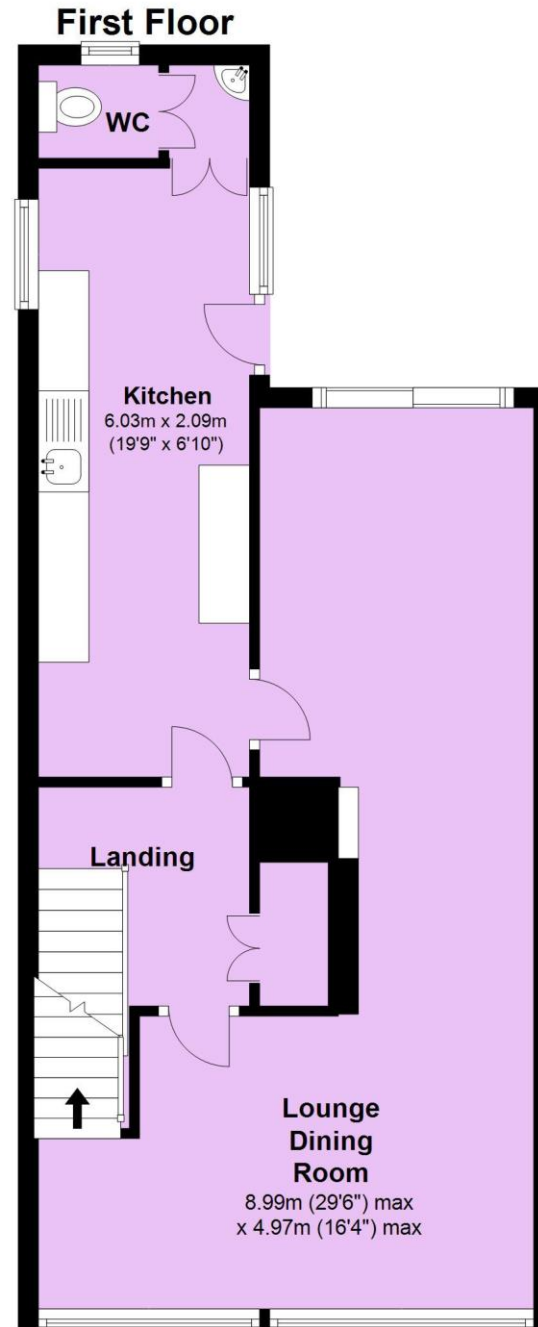
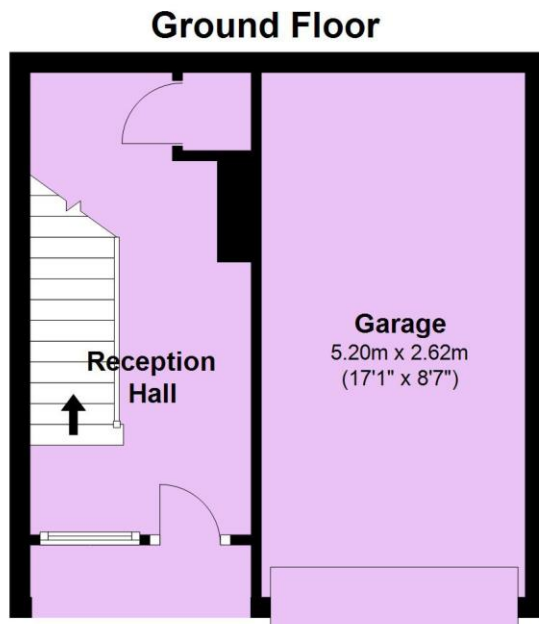




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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

Approximate Gross Internal Floor Area:
Ground Floor (exc. Garage): 11sq m, 118sq ft
Garage: 14sq m, 151sq ft
First Floor: 51sq m, 549sq ft
Second Floor: 44sq m, 473sq ft



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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.