

The Lee, Shaw Partnership

10 Astley Cescent

Halesowen B62 9SX



Semi-detached Family Home

This traditional style 3 Bedroom extended Semi-detached Family Home enjoys a prime cul-de-sac location leading off Shenstone Valley Road and Spies Lane at this sought after address well placed for local amenities, schools and Co-op Local. The property is also well placed for commuting into Birmingham and for access to Junction 2 & 3 of the M5 Motorway.

The property has been extended to the rear enlarging the Lounge and there is also an extension to the Kitchen. There is a Loft Room accessed by space saver stairs from the Landing and the property is further enhanced by off road Driveway parking to the front, Double garage to the rear and solar panels, making the property highly energy efficient with A Rating.

With gas central heating and comprising: Porch, Hall, Dining Room, Extended Lounge, Toilet, Extended Kitchen, Landing, 3 Bedrooms, Bathroom including shower cubicle and Loft Room.

OVERALL, A GOOD SIZE FAMILY HOME IN A SOUGHT AFTER AND CONVENIENT LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance with part double glazed entrance door and part double glazed door and screen to:

Reception Hall with stairs to 1st Floor, radiator and doors to:

Dining Room with UPVC double glazed bay window to front and radiator.





Rear Double Garage

Extended Lounge having a stone fireplace with hearth and inset fire, UPVC double glazed rear French window with central doors to Garden, 2 radiators, archway to Kitchen and door to:

Toilet (below stairs) with white WC, basin and obscure UPVC double glazed side window.

Extended Kitchen with a range of medium oak style wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, Worcester gas central heating boiler, appliance spaces, breakfast bar with radiator below, side UPVC double glazed window, rear UPVC double glazed window, strip lights, further side UPVC double glazed window and part UPVC double glazed door to Garden.

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window, laminate floor and doors to:

Bedroom 1 with UPVC double glazed window, range of wardrobes with sliding doors and radiator.

Bedroom 2 with UPVC double glazed bay window, radiator, recess below stairs and laminate floor.

Bedroom 3 with UPVC double glazed window, radiator and laminate floor.











Prime cul-de-sac location

Bathroom having a soft cream coloured suite, bath, pedestal basin, WC, shower cubicle with screen door, part tiling, recessed ceiling lights, obscure UPVC double glazed side and rear window, radiator and shaver point.

Loft Room with door and space saver staircase, 2 Velux double glazed roof windows, balustrade to top of stairs and eaves stores.

Rear Garden having a paved area with border, paved/block paved patio, side path with gate to front, small lawn, side borders, pathway to further area with shed and greenhouse and with pond beyond and pathway to the rear Double Garage.

Double Garage with 2 up and over doors, 2 UPVC double glazed windows, UPVC double glazed door to Garden, power points and strip lights.

Front having a block paved Driveway, providing off-road parking, with low wall to corner raised planting bed with shrubs.

Tenure: The property is 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 C.











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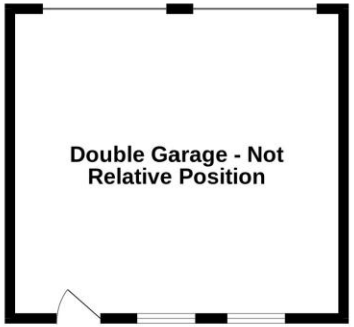
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

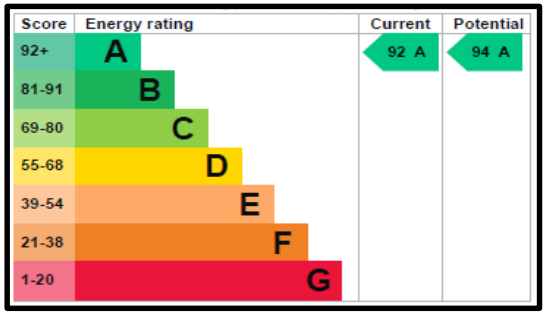
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Porch
Hall
Dining Room:
12'2" x 9'11" (3.71m x 3.04m)
Lounge:
18'3" x 13'1" max (5.58m x 4.01m)
Toilet
Kitchen:
24'10" x 6'3" max (7.58m x 1.90m)
Landing
Bedroom 1:
13'2" x 9'8" incl. ward (4.01m x 2.98m)
Bedroom 2:
9'10" + recess x 9'8" (3m x 2.98m)
Bedroom 3:
10'3" x 6'3" (3.12m x 1.91m)
Bathroom:
10'2" x 6'4" (3.11m x 1.93m)
Loft Room
Double Garage:
18'3" x 17'7" (5.56m x 5.36m)

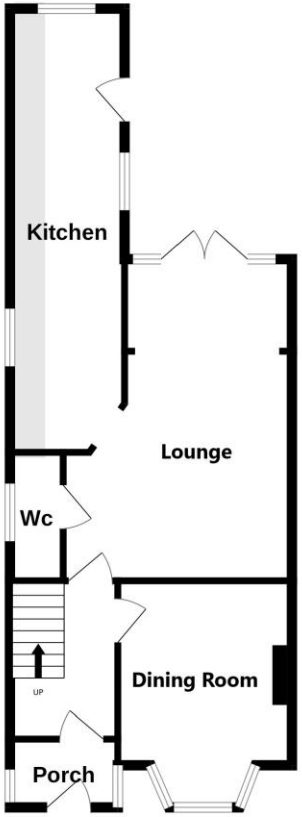
FLOOR PLANS

Ground Floor



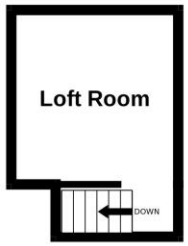


1st Floor



2nd Floor





Measurements are approximate. Not to scale. Illustrative purposes only
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VALUE. SELL. LET.

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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 chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdfcks, 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.