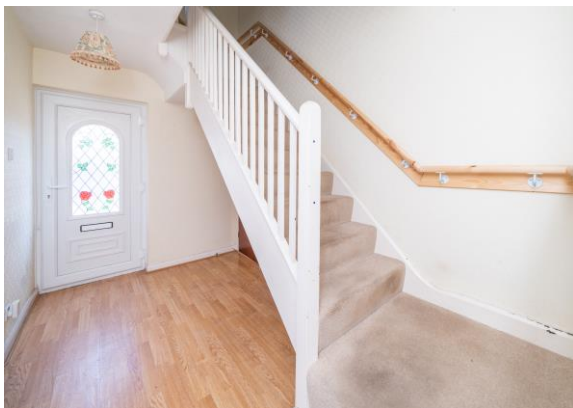




The
LEE, SHAW
Partnership

41 Charles Road
Stourbridge DY8 3UW



Surprisingly spacious Terraced Property

This surprisingly spacious 3 Double Bedroom Terraced property with large Garden & Driveway parking is well worth internal inspection to fully appreciate.

Offering so much potential and ready to be updated/personalised, there is a lot of house here for the money, available with no onward chain.

Charles Road leads off South Road and is well placed for amenities/schools, Swan Pool playing fields, Mary Stevens Park and Stourbridge Town with its bus interchange and Railway Station.

With gas central heating, UPVC double glazing and comprising: Hall, Guest Cloakroom, Dining Room, Lounge, Breakfast Kitchen, Utility, Landing, 3 Bedrooms, Bathroom & separate Toilet.

OVERALL, A GREAT OPPORTUNITY FOR A FIRST TIME HOME. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall with part obscure UPVC double glazed door, laminate floor, radiator, stairs to 1st Floor and doors to:

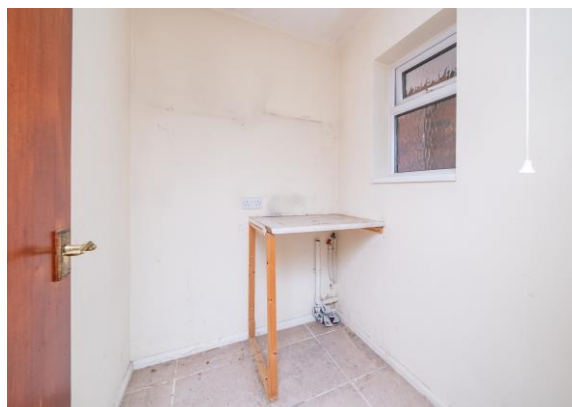
Guest Cloakroom having a white WC basin and tiled splash back, tiled floor, radiator and obscure UPVC double glazed window.

Dining room having laminate floor, radiator and UPVC double glazed bow window to front.

Lounge having a pine mantel fireplace with hearth and gas fire, radiator, laminate floor, UPVC double glazed rear window and door to:

Breakfast Kitchen having a range of light oak style wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, Hotpoint built-in oven, Algor gas hob with integrated cook hood over, radiator, tiled floor, UPVC double glazed window, part obscure UPVC double glazed rear door to Garden, recessed ceiling, lights and door to:

Utility Room with obscure UPVC double glazed window, tiled floor and worktop.





Large Rear Garden

On the 1st Floor, there is a Landing having spindle balustrade to stairs, UPVC double glazed front window, radiator, loft access, Walk-in Cupboard (with Main gas central heating boiler) and doors to:

Bedroom 1 with UPVC double glazed window and radiator.

Bedroom 2 with 2 UPVC double glazed windows and radiator.

Bedroom 3 with UPVC double glazed window, radiator and recess with shelving.

Bathroom having a clover pink bath with Triton shower over and side screen, pedestal basin, tiled walls, obscure UPVC double glazed rear window and radiator.

Separate Toilet having a clover pink WC, basin and tiled splashback, obscure UPVC double glazed window, tiled floor and radiator.

There is a long, west facing Rear Garden, being gently tiered down to the rear and having a paved patio, centre pathway dividing lawn areas, rear tap and with gate to shared entry.

At the front of there is a Driveway providing off-road parking.

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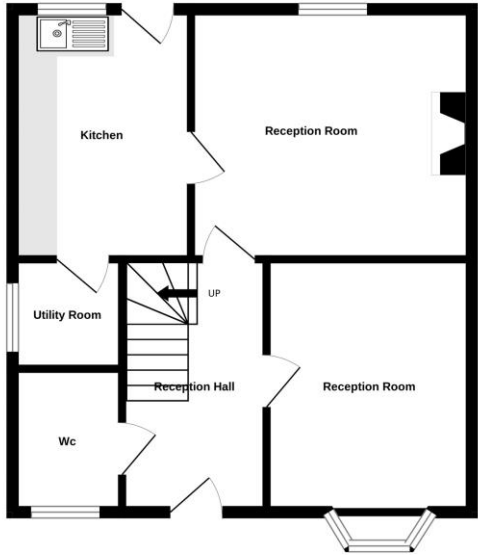
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



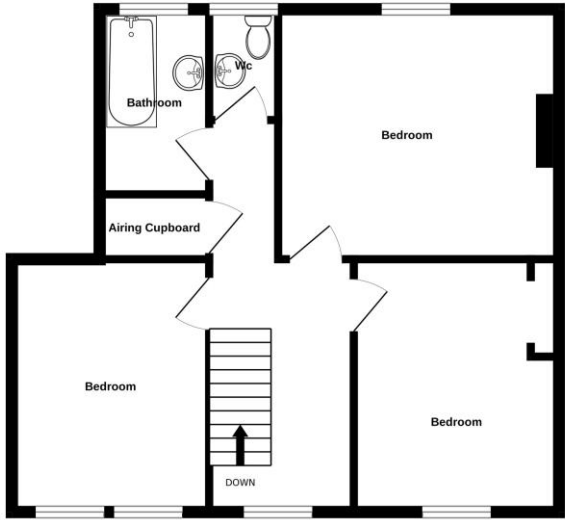
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hall
Guest Cloakroom
Dining Room:
12' x 9'11" (3.66m x 3.02m)
Lounge:
13'4" x 11'11" (4.08m x 3.65m)
Breakfast Kitchen:
11'9" x 8'6" (3.59m x 2.60m)
Utility:
5'5" x 4'10" (1.67m x 1.48m)
Landing
Bedroom 1:
13'4" x 11'11" (4.08m x 3.65m)
Bedroom 2:
12'6" x 9'7" (3.81m x 2.94m)
Bedroom 3:
12' x 9'11" (3.66m x 3.02m)
Bathroom:
8'9" x 5'1" (2.86m x 1.55m)
Separate Toilet:
6' x 3'1" (1.83m x 0.95m)

Ground Floor



1st Floor



FLOOR
PLANS

Measurements are approximate. Not to scale. Illustrative purposes only
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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.