



The
LEE, SHAW
Partnership

58 Arlington Court
Oldswinford, Stourbridge DY8 1NN



Detached in cul-de-sac location

This surprisingly spacious, 4 Bedroom Detached Family Home enjoys an end position within this popular cul-de-sac, leading off Red Hill and offers potential for a buyer to personalise and update, being very much a blank canvas, ready to live in and make changes as you go along.

From a convenience point of view, they don't come much better, with important local schools, Oldswinford amenities and Train Station within walking distance.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom, Dining Room, Through Lounge, Breakfast Kitchen, Landing, 4 Bedrooms and Bathroom. The property also benefits from Driveway Parking, Garage and Rear Garden.

OVERALL, A PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE ITS SIZE, LAYOUT AND LOCATION.

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

Guest Cloakroom with white WC, pedestal basin, radiator and obscure UPVC double glazed window.

Dining room with UPVC double glazed front window and radiator.

Through Lounge having fireplace with electric fire, UPVC double glazed front window to floor, radiator and UPVC double glazed rear doors/screens to Garden.

Kitchen having a range of maple style wall and base cupboards, worktops, splashback tiling, breakfast bar with radiator below, serving hatch to Dining Room, sink and mixer tap, UPVC double glazed rear window, part double glazed UPVC side door.



Walk to train station & Oldswinford



Landing having loft access, Airing Cupboard (with Worcester gas central heating boiler) and doors to:

Bedroom 1 with UPVC double glaze window radiator and built-in stair head wardrobe.

Bedroom 2 with UPVC double window and radiator.

Bedroom 3 with UPVC double glaze window radiator and built-in wardrobe.

Bedroom 4 with UPVC double glazed window and radiator.

Bathroom having a white suite with bath having Triton shower over and side screen, pedestal basin, WC, radiator, obscure UPVC double glazed window and extractor fan.

Garage with UPVC double glazed rear window, up and over door, strip light, twin power point, gas meter and side pedestrian door to Garden.

Rear Garden having a patio, lawn, retaining wall to raised rear border and side path with gates to front. There is a railway embankment to the rear of the property where the town shuttle train runs to Stourbridge Junction.

At the front there is a beach hedge, lawn, tarmac driveway with additional space to the side of the Garage and additional side garden area.



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

Agents Note: Historic underpinning work was carried out to the Garage in 1998.

The property is also being marketed with our Joint Agent – Andrew Taplin.

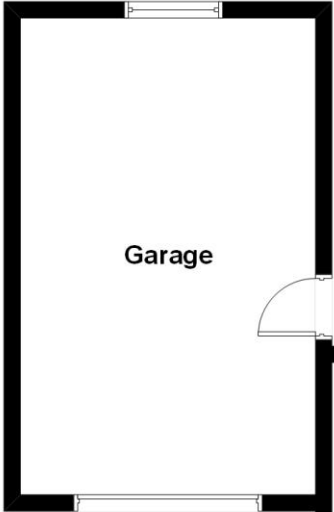


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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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



Hall
Guest Cloakroom
Dining Room:
15'x 7'1" (4.58m x 2.17m)
Lounge:
20'4" max x 10'11" (6.22m x 3.33m)
Kitchen:
11'9" x 9' (3.60m x 2.76m)
Garage:
19'7" x 12'1" (5.97m x 3.69m)
Landing
Bedroom 1:
12'8" x 10'5" (3.96m x 3.18m)
Bedroom 2:
11'2" x 10'6" (3.41m x 3.21m)
Bedroom 3:
8'5" x 8'1" (2.58m x 2.46m)
Bedroom 4:
8'5" x 7'10" (2.58m x 2.40m)
Bathroom:
7'9" x 5'5" (2.38m x 1.66m)

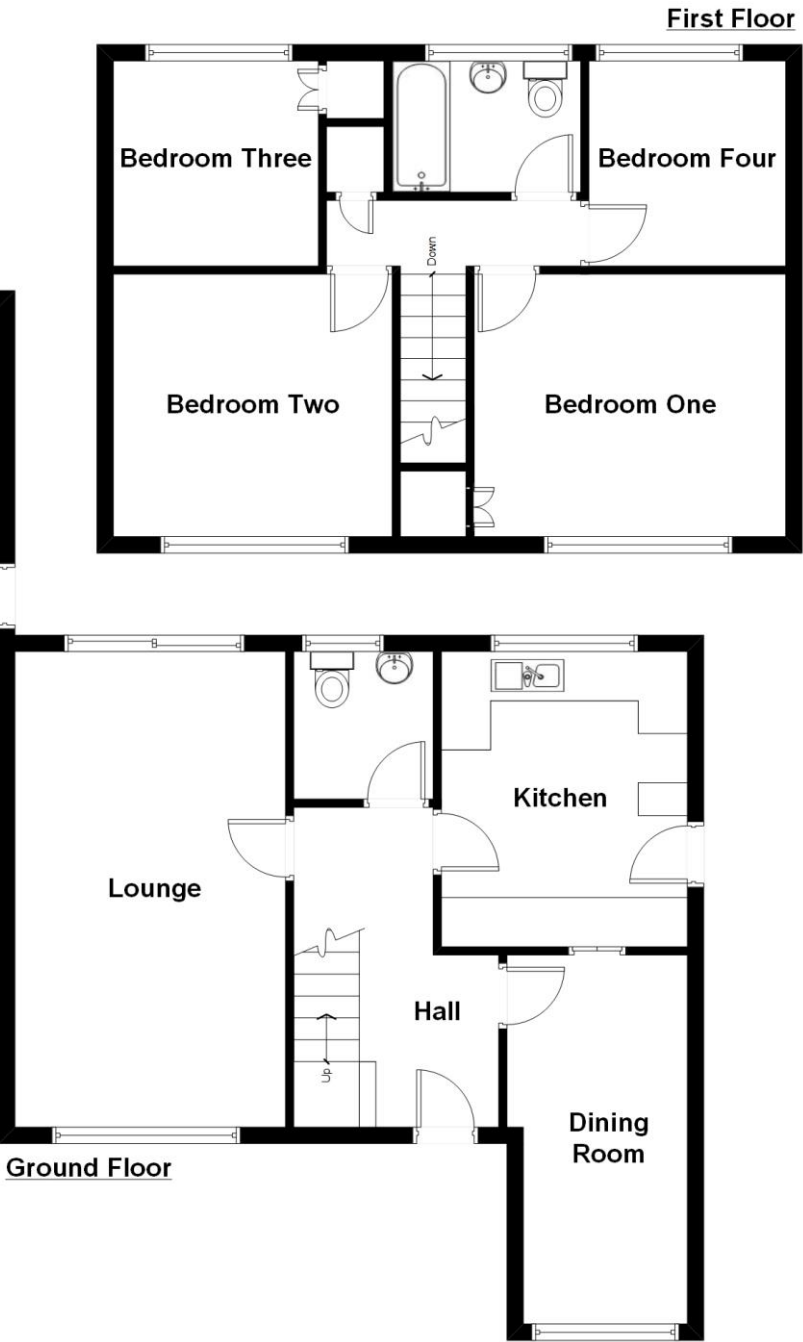


Approximate areas

House
100 m² (1,076 ft²)

Garage
21 m² (226 ft²)

For illustration only,
Not to scale



FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	87 D	80 C
39-54	E		
21-38	F		
1-20	G		

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.