



The
LEE, SHAW
Partnership

2 Chiltern Road
Stourbridge, DY8 4UL



CUL-DE-SAC LOCATION

This improved, extended and well presented 3 Bedroom Detached Family Home enjoys an excellent corner position at this cul-de-sac located at the ever popular Penfields development, being well placed, close to Stourbridge Town with its wide range of amenities, including bus/rail interchange making it convenient.

Improvements have included a rear extension which has enlarged the Lounge creating Dining space and the original Garage has been converted, now providing a Sitting Room, Utility and Ground Floor Shower Room. The corner position has created a landscaped Side & Rear Garden which also includes a Summerhouse and Shed, with the rear aspect being south facing and the property is further enhanced by off road Driveway parking to the front.

With gas central heating and comprising: Side Porch Entrance, Entrance Hall, Lounge/Dining Room, Kitchen, Sitting Room, Front Hall, Utility, Ground Floor Shower Room, Landing, 3 Bedrooms (large Bedroom 1) and refitted Bathroom.

OVERALL, A GOOD SIZE PROPERTY IN A CONVENIENT LOCATION. VIEWING IS ESSENTIAL TO FULLY APPRECIATE.

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

Entrance Hall with oak floor, stairs to 1st Floor, Cloaks Store and doors to:

Extended Lounge/Dining Room with oak floor, UPVC double glazed rear doors, 2 radiators with covers, recessed shelving and tiled hearth.

Kitchen having a range of beech style wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, AEG built-in oven, Zanussi ceramic hob with cooker hood over, fridge, UPVC double glazed side window, tiled floor and opening to:



SOUTH FACING REAR GARDEN

Sitting Room with UPVC double glazed front window, radiator, recess, Store and opening to front Hall with oak floor, radiator and part obscure UPVC double glazed front door.

A door leads off the Sitting Area to the Utility having worktop, 2 appliance spaces below and door to:

Ground Floor Shower Room with white suite having tiled walk-in shower having curtain rail, pedestal basin and tiled splash back, WC, Ideal gas central heating boiler, obscure UPVC double glazed window and radiator.

On the 1st Floor, there is a Landing having radiator, loft access and doors to:

Bedroom 1 is a generous size having a range of wardrobes with 3 sliding mirror doors, radiator and rear UPVC double glazed window.

Bedroom 2 with UPVC double glazed window and radiator.

Bedroom 3 with UPVC double glazed window and radiator.

Refitted Bathroom having a white suite with P shaped bath with shower over, pedestal basin and tiled splash back, WC, obscure UPVC double glazed side window, vertical radiator, recessed ceiling lights and Cupboard (over stairs).

Rear Garden being south facing and having a paved area with steps leading off, artificial turf with low wall surround and raised border, split level decked and paved area with timber Summerhouse (having double glazed window and doors), further area with artificial turf, rockery and borders, paved area to side with artificial turf and timber Shed, external Store gated storage area and gate to front.

At the front, there is a corner lawn with border and low fence, graveled area, pathway to side Porch Entrance, external twin power point and picket fence and gate to front with tarmac Driveway providing off-road parking.





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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

Measurements:

Porch

Entrance Hall

Lounge/Dining Room: 20'8" x 16'
(6.3m x 4.88m)

Kitchen: 13'4" x 7'5" (4.08m x 2.28m)

Sitting Room: 13'4" max x 7'7" (4.08m
x 2.31m)

Utility: 6'6" x 4' (1.98m x 1.24m)

Ground Floor Shower Room: 9'4" max
x 4'11" max (2.86m x 1.50m)

Landing

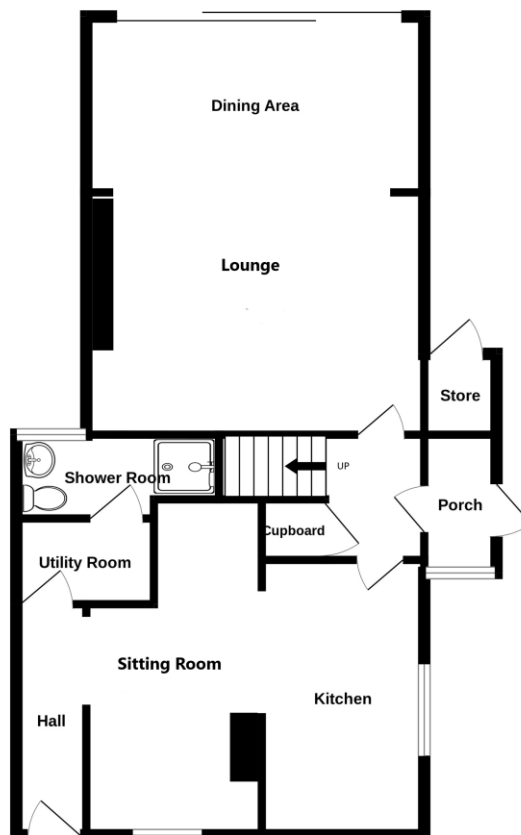
Bedroom 1: 15'11" x 11'4" incl. ward
(4.87m x 3.47m)

Bedroom 2: 9'6" max x 9'3" (2.90m x
2.3m)

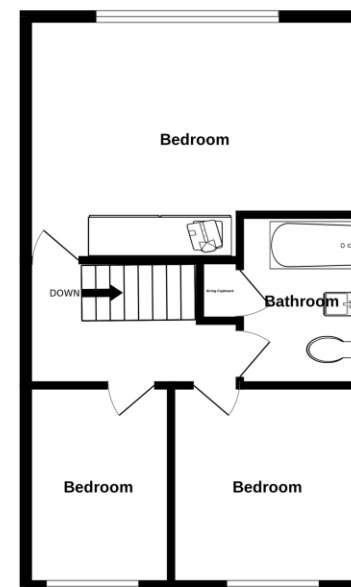
Bedroom 3: 9'6" x 6'4" (2.90m x
1.95m)

Bathroom: 8' x 5'5" (2.45m x 1.66m)

Ground Floor



1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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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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 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.