



The
LEE, SHAW
Partnership

Cranmere, 23 Oakfield Road
Wordsley



IMMENSE POTENTIAL TO MODERNISE

A fantastic opportunity to acquire this well planned traditional early to mid-1930s Detached family home, offering immense potential but requiring full modernisation and improvement throughout. Occupying a generous sized plot within this highly sought-after cul-de-sac position on Oakfield Road in Wordsley, the property presents an exciting opportunity for buyers to create and transform a family home to their own taste.

Oakfield Road is ideally situated for a range of local amenities in Amblecote and Stourbridge and is also conveniently placed for well regarded primary and secondary schools, excellent transport links and a variety of shops and restaurants.

With gas central heating and accommodation comprising; Reception Hallway, Lounge, Dining Room, Kitchen, Landing, 3 Bedrooms, Family Bathroom, separate WC, Garden Store, Rear Garden and Garage.

OVERALL A TERRIFIC OPPORTUNITY TO ACQUIRE A PROPERTY THAT YOU CAN MODIFY AND PERSONALISE - VIEWING ADVISED - NO UPWARD CHAIN!

To the Ground Floor, the front door features stained glass side windows and opens into a spacious Entrance Hall, which has stairs to the first floor Landing and doors leading through to;





The Lounge is a well-proportioned reception room featuring an attractive oak fireplace, a window to the front elevation, radiator and doors providing access to the rear Garden.

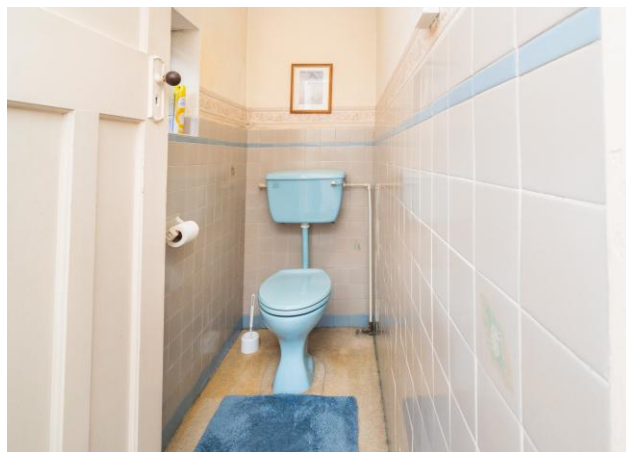
The spacious Dining Room features a bow window with views over the rear Garden, together with a fireplace with wooden surrounds and radiators.

The Kitchen is fitted with base units, worktops that incorporate an inset sink and drainer, space for appliances, fitted 'Glow-Worm' boiler and radiators. Further to this, there is an understairs pantry cupboard that has fitted shelving. From the kitchen there is a door leading out to the rear Garden.

To the 1st floor, the Landing has an oak bannister, dual aspect windows provide ample natural lighting and doors to;

The Bathroom is fitted with a blue suite comprising; bath, pedestal sink, airing cupboard, partly tiled walls, radiator and loft access. There is a separate WC with blue suite and partly tiled walls.

There are 2 generous double Bedrooms, with Bedroom 1 benefiting from dual-aspect windows, while Bedroom 2 features fitted wardrobes and a UPVC double-glazed window overlooking the rear. Bedroom 3 is also a good-sized room and benefits from a bay window to the front along with a useful storage cupboard.





SOUTH FACING REAR GARDEN



Externally, the property benefits from a south facing rear Garden with a patio area and lawn beyond. Throughout the Garden, there is an array of mature plants, shrubs and trees. There is also an outside brick built store which originally was the coal house, side access and a UPVC door leading into the Garage.

The Garage is a good size and features a front opening door, power, lighting and space for appliances.

To the front of the property, there is off road parking to the side, with a brick wall and pathway leading to the front door. The front garden is mainly lawn with a variety of shrubs and planting.

Tenure: Freehold.

Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band:





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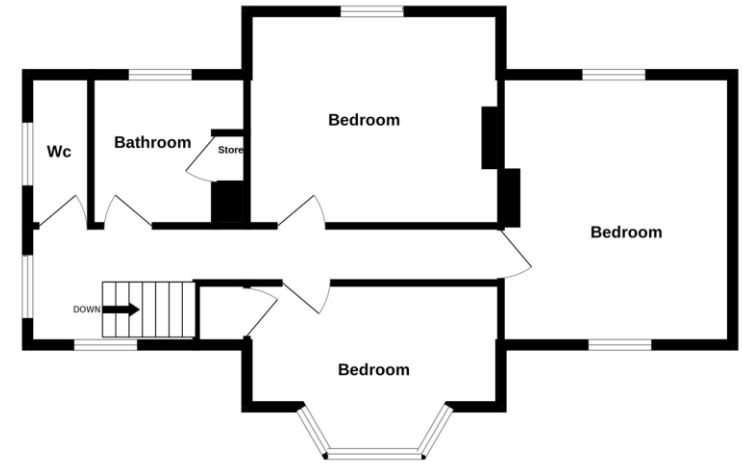
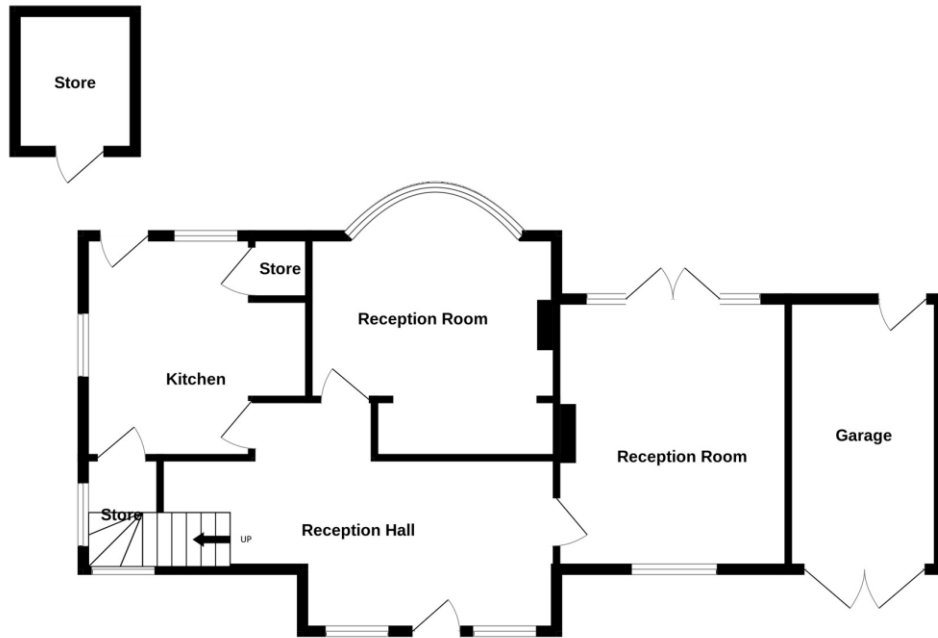
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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		85 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Ground Floor

1st Floor



FLOOR PLANS

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.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, 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.