



The  
**LEE, SHAW**  
Partnership

Sunnycroft, 2a Park Road West  
Wollaston, Stourbridge DY8 3NQ



# Fantastic opportunity – must see

FANTASTIC AND RARE OPPORTUNITY – NOT TO BE MISSED.

Sunnycroft is a well-planned and spacious 3 Bedroom Detached Dormer Bungalow providing flexible accommodation with future proofing, ideal for downsizing but may also suit a Family with its great position close to Ridgewood School and The Ridge Primary School, within walking distance.

Park Road West is a sought after cul-de-sac off High Park Avenue and is convenient for Wollaston Village with its good range of amenities including, shops, restaurants, popular pubs, Sainsburys Local and Aldi supermarket. There are also further amenities in nearby Stourbridge Town with its bus interchange and Railway Station.

Well presented and appointed throughout, with gas central heating, UPVC double glazed windows (except Garage 2) and comprising: Porch Entrance, L shaped Reception Hall, Walk-in Store, Lounge/Dining Room, Breakfast Kitchen, Utility Room, 2 Ground Floor Double Bedrooms with Bedroom 2 also having access to the main Bathroom, 1<sup>st</sup> Floor Landing and large Bedroom 1 having Walk-in Wardrobe and En-Suite. Add to this 2 Garages and a wide in and out Driveway and this ticks many boxes for a buyer.

OVERALL, A SURPRISING PROPERTY THAT IS MUCH LARGER THAN FIRST IMPRESSIONS. INTERNAL INSPECTION IS ESSENTIAL TO FULLY APPRECIATE. AVAILABLE WITH NO ONWARD CHAIN.

On the Ground Floor, there is a Porch Entrance being UPVC double glazed with 2 top opening windows, entrance door and coloured leaded single glazed timber door and side screens to:

L-shaped Reception Hall having oak floor, stairs to 1st Floor with spindle balustrade, 2 radiators door to Garage 1 and doors leading off.

There is a useful Walk-in Store having oak floor and radiator.

The Lounge/Dining Room enjoys an aspect to the rear Garden, having a marble style mantel fireplace with hearth and inset electric fire, UPVC double glazed rear window, 2 radiators obscure coloured single glazed screen to Hall, glazed doors to Hall and double glazed patio door to rear Garden.





# Detached dormer bungalow

The Breakfast Kitchen has an Entrance Area having tiled floor, Store (below stairs) glazed door to Utility and opening to: Kitchen having a range of cream shaker style wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, Brundt double oven with cupboard above below, Brundt gas hob with cooker hood over, integrated Siemens slimline dishwasher, tall housing with integrated fridge/freezer, recessed ceiling lights, radiator, table space, UPVC double glazed rear window with pelmet lighting over and tiled floor.

The Utility Room has a double wall cupboard and double and single base cupboard in cream shaker style, worktop tiled splashback, 2 appliance spaces, radiator, tiled floor, British Gas central heating boiler and side part single glazed timber stable door.

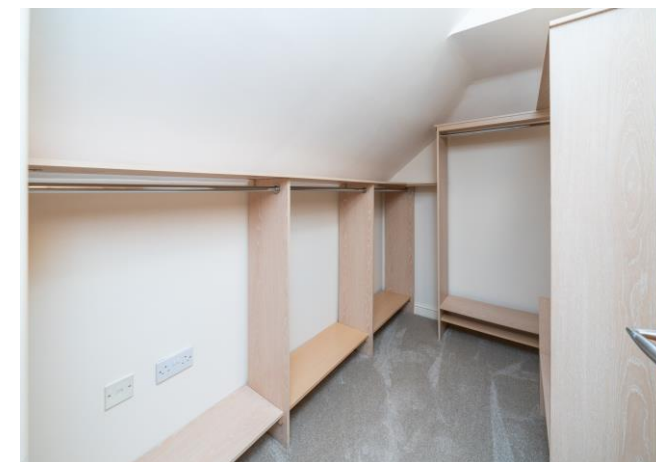
Bedroom 2, at the front, is a double size having a UPVC double glazed bay window with deep sill, radiator and door to Bathroom.

The Bathroom is also accessed from the Reception Hall, having a spa bath, WC with concealed cistern, semi-recessed basin with vanity cupboards, tiled quadrant shower enclosure with curved screen doors and Mira Shower, tiled floor, radiator, obscure UPVC double glazed window, recessed ceiling lights, extractor fan, electric chrome ladder radiator and part wall tiling.

Bedroom 3 is another double size having UPVC double glazed window with deep sill and radiator.

On the 1st Floor, there is a Landing with door to Bedroom and to:

Store (with Tempest hot water storage tank) and this leads to the part boarded loft space with side Velux double glazed roof window.



# No onward chain

Bedroom 1 is a generous size double room with UPVC double glazed rear dormer window, 2 radiators, fitted 6 drawer maple style unit with end shelving, further matching 3 drawer maple style unit with shelving, corner linen store and bedside drawer unit, further bedside drawer unit and doors to:

Walk-in Wardrobe having hanging space, radiator and light.

En-Suite having a bath, WC with concealed cistern, semi-recessed basin with vanity cupboards below, corner tiled quadrant shower enclosure with curved screen doors and Mira Shower, part tiled walls, shaver point, extractor fan, 2 recessed ceiling lights and chrome ladder radiator.

Garage 1 has the door and step entrance from the Reception Hall with electric shutter door, radiator, strip lights, rear pedestrian door, tap and access to boarded loft (with ladder).

Garage 2 with electric shutter door, side single glazed timber window, power point, strip lights and side pedestrian door.

There is a wide frontage with wall and wrought-iron rail, raised border with shrub planting and slate infill, wall lights, twin power point and tarmac Driveway with block edging having in and out drive facility.

The Rear Garden has a paved patio, gravelled and blocked paved area, lawn, rear water feature, large shed with light and power, retaining walls and steps to further lawn, side access path with the gate to front, rear tap, power point, rear electric awning with remote control and pathway behind the Garages with further side path and gate to front.





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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](http://www.leeshaw.com/downloads/referral-fees.pdf)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Porch:**  
7'3" x 3'7" (2.21m x 1.11m)

**Reception Hall:**  
14'3" x 11'2" & 22'1" x 3' (4.35m x 3.41m & 6.73m x 0.93m)

**Lounge/Dining Room:**  
21'7" x 11'5"max (6.58m x 3.49m)

**Breakfast Kitchen:**  
14'2" x 9' (4.34m x 2.76m)

**Utility Room:**  
9'5" x 5'1" (2.89m x 1.55m)

**Bedroom 2:**  
13' x 10'9" (3.96m x 3.28m)

**Bathroom:**  
10'8" x 7'4" (3.25m x 2.24m)

**Bedroom 3:**  
10'4" x 9'6" (3.15m x 2.90m)

**Landing**

**Bedroom 1:**  
17'3" x 12'9" (5.26m x 3.89m)

**Walk-in Wardrobe:**  
8'8" x 5'3" (2.54m x 1.61m)

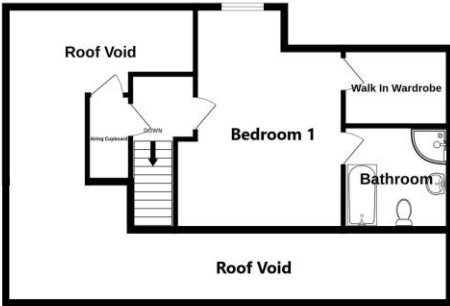
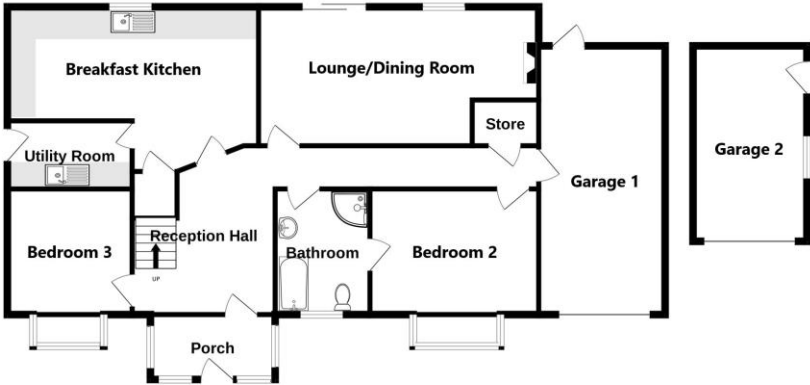
**En-Suite:**  
8'8" x 6'11" (2.66m x 2.11m)

**Garage 1:**  
20'11" x 10' (6.38m x 3.05m)

**Garage 2:**  
15'3" x 8'11" (4.66m x 2.72m)

Ground Floor

1st Floor



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

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: mains water, electricity, drainage and gas are connected to the property. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band E.

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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.