



The  
**LEE, SHAW**  
Partnership

**Cornerways, 2 Broughton Road**  
Pedmore, Stourbridge DY9 0XP



# Individual Detached Family Home

Cornerways is a distinctive, individual, traditional style 3 Double Bedroom Detached Family Home standing well with wide frontage, together with generous Driveway, Detached Garage and with mature secluded Garden on one side and Courtyard Garden on the Garage side.

Broughton Road is a sought after Pedmore address, close to Stevens Park and is well placed for schools, Stourbridge Junction train station, Oldswinford & Stourbridge Town, together with good road access to the Midlands Motorway network.

Improved and well presented, the property is well worth inspection to fully appreciate its overall size and layout, being much bigger than first impressions and offering further potential to add value, at a great address.

With gas central heating, UPVC double glazing and comprising: Wide Porch Entrance, Reception Hall, Lounge, separate Dining Room, Kitchen, Utility Room, Separate Toilet, large Landing with Study Area, 3 Double Bedrooms (Bedroom 2 with En-Suite Shower Room) and House Bathroom.

OVERALL, THIS IS A PROPERTY WITH GENEROUS ROOM DIMENSIONS THROUGHOUT, TICKING LOTS OF BOXES FOR FAMILY OCCUPATION AND WITH A CONVENIENT LOCATION, MAKING IT A MUST SEE. DON'T MISS THIS FANTASTIC OPPORTUNITY – EARLY VIEWING IS HIGHLY RECOMMENDED.

There is a wide Porch Entrance with tiled floor, obscure UPVC double glazed screen, part double glazed UPVC entrance door and obscure glazed door and screens to:

Reception Hall having 2 flight stairs to 1st Floor, radiator, Karndean floor, recess below stairs and doors leading off.

There is a good size Lounge, to the front, having a mantel fireplace with hearth cast/tiled inset and fire, UPVC double glazed fixed window either side, UPVC double glazed bow window to front, radiator and door to:



# Prime Location

Generous size Dining Room with UPVC double glazed rear window, UPVC double glazed side patio doors to Garden, radiator and door to Kitchen.

The Kitchen is also accessed from the Reception Hall and has a range of beech style wall and base cupboards, contrasting worktops, tiled splash backs, circular bowl sink and drainer with mixer tap, Diplomat Select double oven, ceramic hob with cooker hood over, integrated Diplomat dishwasher, integrated fridge, UPVC double glazed rear window, low level plinth heater and door to Lobby.

The Lobby opens to the Utility Room and there is a door to:

Toilet with WC and obscure UPVC double glazed side window.

The Utility Room has a worktop with tiled splash back, sink with hot and cold tap, 2 base cupboards, 2 appliance spaces, UPVC double glazed side window, Ideal, gas central heating boiler, radiator, double and single wall cupboard and UPVC rear door.

On the 1st Floor, there is a Landing (in 2 parts) with useful Study Area, obscure UPVC double glazed side window to half Landing, UPVC double glazed front window to main Landing Area, radiator, archway and doors leading off.

Bedroom 1 is a generous size double bedroom to the front, with UPVC double glazed window and radiator.

Bedroom 2 is another double size, located to the rear, with side UPVC double glazed window, 2 double maple style wardrobes, bridging cupboard, drawer unit and shelving, radiator and door to:

En-Suite having a white suite with tiled shower cubicle having bi-fold door and Mira Shower, pedestal basin with tiled splash back, WC, radiator, obscure UPVC double glazed rear window and extractor fan.

Bedroom 3 is another double size room with UPVC double glazed rear window, radiator and loft access (with ladder).

There is a Bathroom having a corner bath with seat, corner quadrant shower enclosure with curved screen doors, WC, pedestal basin, tiled floor, tiled walls, extractor fan and radiator.





# Much Improved – Inspection Essential

There is a single Garage having a shutter door and UPVC side door with shutter.

There is a side Courtyard Garden between the House and Garage with circular patio, gravel area, wall to raised beds and fence and gate to front. It opens to a small area to the rear with block paving and border. This leads round to the main Side Garden on the other side of the property with block paved patio, shaped lawn, borders, shed and gate to front.

At the front of there is a low wall, front lawn and good size tarmac Driveway providing off-road parking.

**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.**

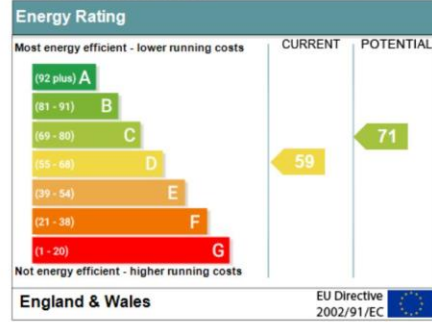




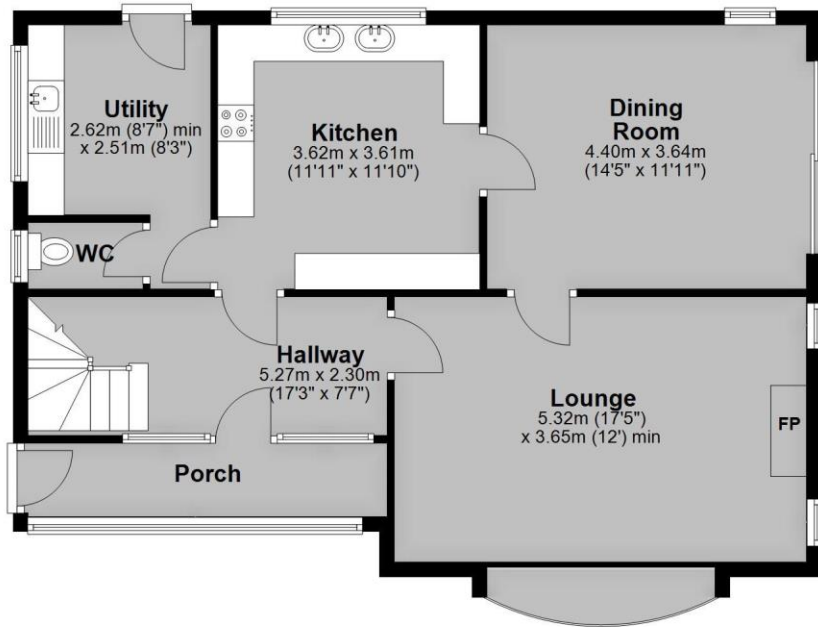
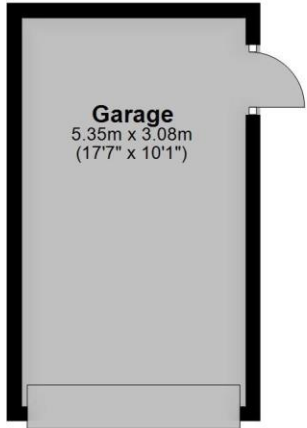
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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not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

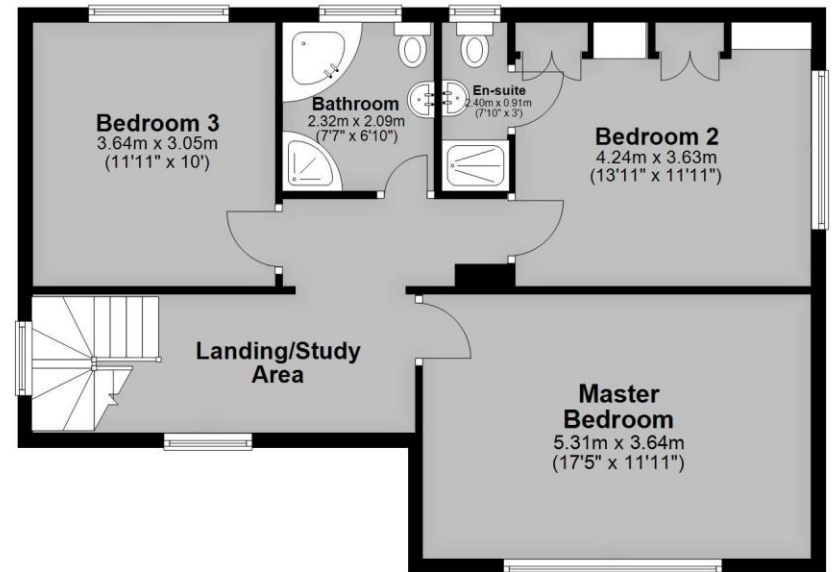
Address: 2 Broughton Road, STOURBRIDGE, DY9 0XP  
 RRN: 6036-1226-5600-0848-3206



Ground Floor



First Floor



FLOOR PLANS

Total area: approx. 167.4 sq. metres (1801.9 sq. feet)

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**Selling Agents: The Lee, Shaw PARTNERSHIP**

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