



The
LEE, SHAW
Partnership

80 Belfry Drive
Wollaston



SPACIOUS LIVING ACCOMMODATION

This well maintained 3 bedroom detached family home offers spacious living accommodation throughout and benefits from 3 Bedrooms with Bedroom one featuring an En-Suite. This is a fantastic opportunity and a property not to be missed! Available with no upward chain!

Located in this highly sought after cul-de-sac just off Bridgnorth Road in Wollaston, Belfry Drive enjoys easy access to a wide range of local amenities in both Wollaston Village and Stourbridge Town Centre. The area is well served by reputable primary and secondary schools along with convenient public transport links.

With gas central heating, UPVC double glazing and accommodation comprising; Entrance Hall, WC, Lounge, Kitchen/Diner, Conservatory, Landing, 3 Bedrooms (1 with En-Suite), Family Bathroom, Garage and rear Garden.

OVERALL, THIS WELL APPOINTED FAMILY HOME IS IN A GREAT LOCATION, WITH NO UPWARD CHAIN!



LOUNGE WITH BAY WINDOW

On the ground floor, there is an Entrance Hall with door to WC, stairs to first floor Landing and door leading into the Lounge. The WC is fitted with a suite comprising, WC, hand basin with storage below and radiator.

The Lounge features a mantel fireplace with electric fire, a bay window to the front and understairs storage cupboard.

A door gives access to the Kitchen having a 'Shaker' style wall and base cupboards, worktops, tiled splashback, inset sink, built in oven, gas hob with extractor fan above and space for additional appliances. there is a designated Dining Area and a door leading into the Conservatory.

The Conservatory has UPVC double glazing, radiator and French doors leading out to the rear Garden.

On the 1st Floor, there is a Landing with side obscure window, loft access, airing cupboard and doors to;





BEDROOM 1 WITH EN-SUITE

Bedroom 1 is located at the front and benefits from fitted wardrobes and cupboards and an archway leading into the En-suite Shower Room. The En-Suite is fitted with a suite comprising; WC, pedestal sink, shower cubicle, radiator and partly tiled walls.

There are 2 further Bedrooms, of which Bedroom 2 benefits from fitted wardrobes and cupboards. The Family Bathroom is fitted with a white suite, having WC, pedestal sink, bath with shower head over, tiled walls and radiator.

Externally, the private easy maintenance rear Garden enjoys a paved patio, gravel and shrubs. There is a tarmac parking space and a double gate which leads out to the front. The Garage has an up and over door, electric and power points, shelving and storage at the rear.

To the front, there is a pathway leading to the front door and an additional parking space to the side.



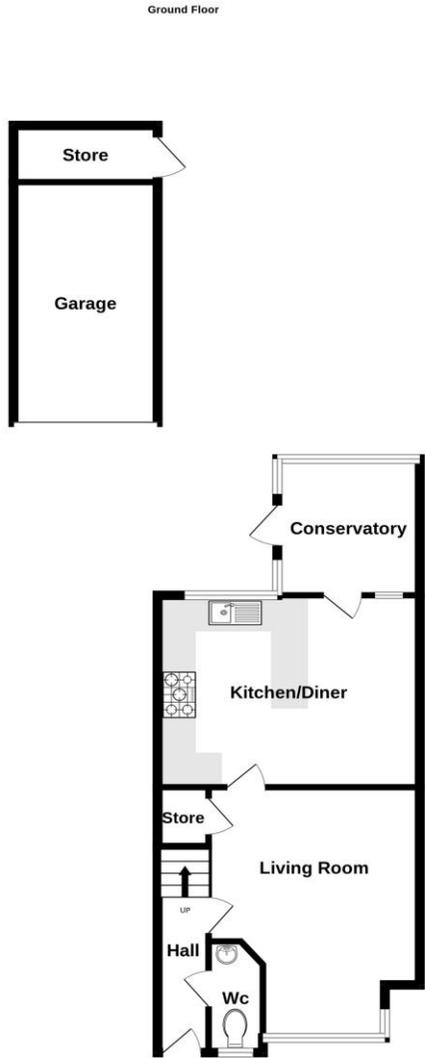


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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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



Tenure: Freehold.
 Council Tax Band: D
 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>.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2026

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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.