



The
LEE, SHAW
Partnership

42 Bells Lane
Wordsley, Stourbridge DY8 5DQ



Improved Semi – newly carpeted

GREAT OPPORTUNITY FOR A FIRST TIME HOME

This 3 Bedroom Semi-detached is set elevated back from Bells Lane being well placed for local amenities and schools, close to King George V Park and benefits from off road Driveway parking.

Well presented throughout and newly carpeted, the property has a modern Kitchen & Bathroom and is available with NO ONWARD CHAIN.

With gas central heating, UPVC double glazing and comprising: Entrance Hall, through Lounge/Dining Room, Kitchen with oven & hob, Landing, 3 Bedrooms and Bathroom with white suite.

OVERALL, A SENSIBLY PRICED PROPERTY IN A POPULAR LOCATION, READY TO PERSONALISE AND MAKE YOUR OWN. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is an Entrance Hall with part obscure UPVC double glazed front door, obscure UPVC double glazed front & side screen, laminate floor, radiator stairs to 1st Floor and door to:

Through Lounge/Dining Room with UPVC double glazed front bow window, 2 radiators, wall mounted electric fire with the remote control, UPVC double glazed rear patio door to Garden and door to:

Kitchen having white wall and base cupboards, worktops, tiled splashbacks, single drainer sink and mixer tap, Lamona built-in oven, ceramic hob with cooker hood over, appliance space, UPVC double glazed rear window, door to Store (below stairs) and part obscure UPVC double glazed side door.





No onward chain

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window, Cupboard (housing the ideal gas central heating boiler), loft access and doors to:

Bedroom 1 with UPVC double glazed rear window and radiator.

Bedroom 2 with UPVC double glazed front window and radiator.

Bedroom 3 with UPVC double glazed rear window and radiator.

Bathroom having a white suite including bath with shower over and side shower screen, WC, semi recessed basin with vanity cupboard below, side obscure UPVC double glazed window, tiled walls, chrome ladder radiator and recessed ceiling lights.

There Is a side Carport

The Rear Garden is west facing and has a paved patio step to paved and gravel area, raised lawn and rockery and steps to shed. The side Carport provides a covered area from the Kitchen door and there is a fence and gate to the front.

At the front, there is a split level Garden with lawn areas and rockery and long tarmac Driveway which elevates to the property.

Tenure: 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 B.





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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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor

Entrance Hall

Lounge/Dining Room:
22'5" x 11'10" max & 7'8" main
(6.85m x 3.62m & 2.34m)

Kitchen:
8'2" x 7'2" (2.51m x 2.18m)

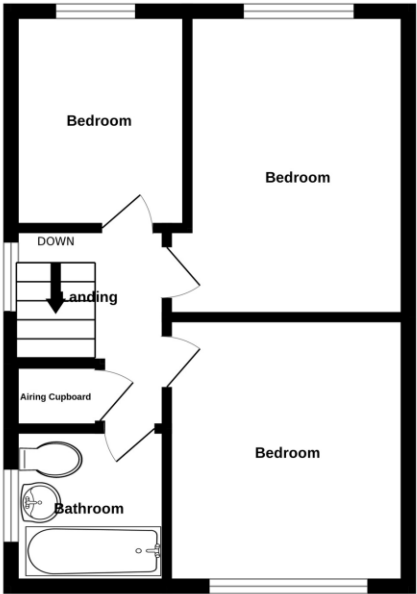
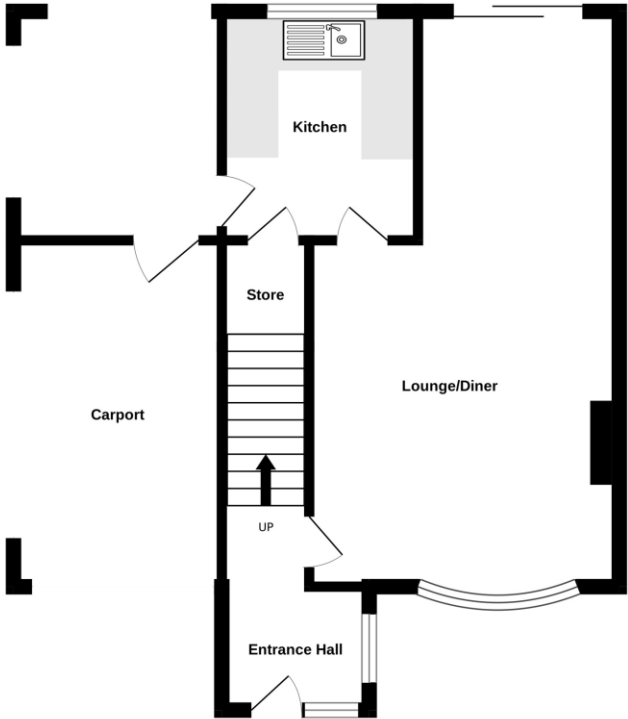
Landing

Bedroom 1:
11'7" x 8'8" (3.55m x 2.65m)

Bedroom 2:
10'2" x 9'2" (3.12m x 2.80m)

Bedroom 3:
8'3" x 6'5" (2.52m x 1.97m)

Bathroom:
5'11" x 5'9" (1.83m x 1.76m)



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 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.