



The
LEE, SHAW
Partnership

23 Ryecroft
Stourbridge DY9 9EH



Much improved Mucklow Semi

This much improved, extended and re-appointed Mucklow Semi-detached Family Home is stylish and well presented throughout, offering turn key ready, move in condition and is well worth internal inspection to fully appreciate.

The property has been extended to the rear enlarging the Lounge and Kitchen and the Garage has been converted to provide storage space to the front and a combined Ground Floor Shower Room/Utility leading off the Hall. Bedroom 3 and the Bathroom has also been enlarged into the eaves and Kitchen and Bathroom has also been refitted. One of the stand out features adding to its overall appeal is the large superbly landscaped Rear Garden which is south facing, offering ample outside space for entertaining and making for a pleasant backdrop. There is also a generous Driveway to the front providing excellent off road parking.

Ryecroft is a popular after Stourbridge address leading off Walker Avenue, 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.

With gas central heating, double glazing and comprising: Porch, Hall, Ground Floor Shower Room/Utility, Dining Room, Extended Lounge, Extended Breakfast Kitchen, Landing, 3 excellent Bedrooms and Bathroom.

OVERALL, THIS IS A QUALITY FAMILY HOME, WELL IMPROVED AND IN A GREAT LOCATION FOR AMENITIES. VIEWING IS HIGHLY RECOMMENDED.



Extended to the rear

On the Ground Floor there is a Porch Entrance being UPVC double glazed with sliding patio door, recessed ceiling light and double glazed front door with obscure UPVC double glazed side screens to:

Reception Hall having Karndean floor, radiator, stairs to 1st Floor with spindle balustrade and Store (below) and doors to:

Ground Floor Shower Room/Utility having a white suite with a large tiled shower cubicle having screen and sliding door and waterfall shower, WC with concealed cistern, basin with vanity drawer below, wall mirror with light, tiled floor, Bosch washing machine and tumble dryer, chrome ladder radiator, double base cupboard, wall cupboard, vertical radiator, recessed ceiling lights and extractor fan.

Dining room with front UPVC double glazed bay window having seat/storage below and radiator.

Extended rear Lounge having a feature marble style mantel fireplace with hearth, inset electric fire with remote control, radiator, UPVC double glazed screen to Kitchen and UPVC double glazed rear patio door to Garden.

Extended refitted Breakfast Kitchen having a range of white units, including base cupboards drawers and wall cupboards, worktops, contrasting splash back tiling, sink to corner with mixer tap, built-in oven, built-in microwave, integrated dishwasher, tall cupboard with integrated fridge freezer, table space, radiator, wine chiller, Karndean floor, recessed ceiling lights, 2 double glazed Velux roof windows, rear UPVC double glazed window and UPVC double glazed doors to Garden.





Large mature south facing Garden

On the 1st Floor, there is a Landing having loft access, spindle balustrade to stairs and doors to:

Bedroom 1 having a range of built-in wardrobes, matching 5 drawer unit and 2 matching 3 drawer bedside cupboards, UPVC double glazed bay window to front and radiator.

Bedroom 2 with UPVC double glazed window, radiator and freestanding wardrobes.

Enlarged Bedroom 3 with UPVC double glazed front window, side Velux double glazed roof window, low-level beech style built-in cupboards and drawers, built-in wardrobe and vertical radiator.

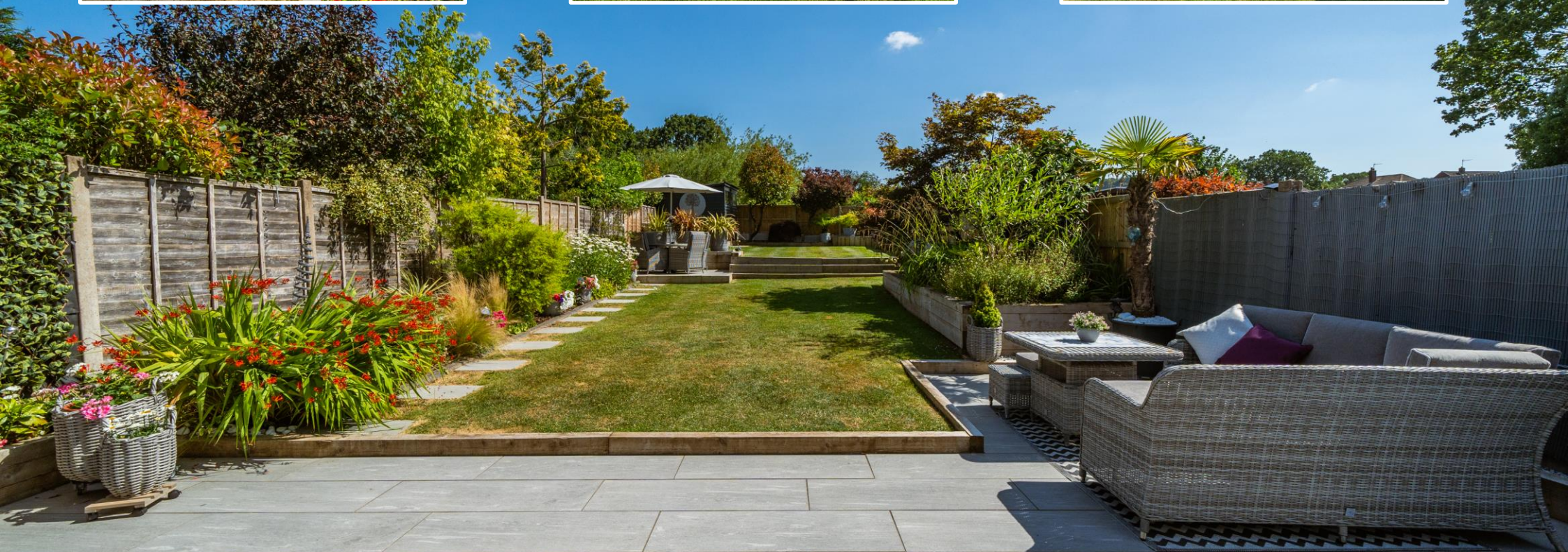
Enlarged Bathroom with a white suite, bath, shower cubicle with bi-fold door, semi recessed basin with vanity cupboards/drawers, WC, with concealed cistern, obscure UPVC double glazed rear window, Velux double glazed side roof window, radiator, tiled walls, wall mirror, X-pelair and recessed ceiling lights.

There is a large mature south facing Rear Garden with generous size porcelain tiled patio, sleeper edge to lawn, raised side sleeper planters and water feature, good length lawn, stepping stone porcelain tiled pathway to left side with border, right side raised sleeper planter, further porcelain tiled patio with sleeper edge and sleeper retainer, steps to the top lawn with sleeper to border and raised corner bed with slate infill. There is a shed and side path and gate to front.

There is a Front Store (having side opening entrance doors, gas central heating boiler, power point and light).

At the front, there is a wide tarmac Driveway with block edging, providing off-road parking with border.





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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

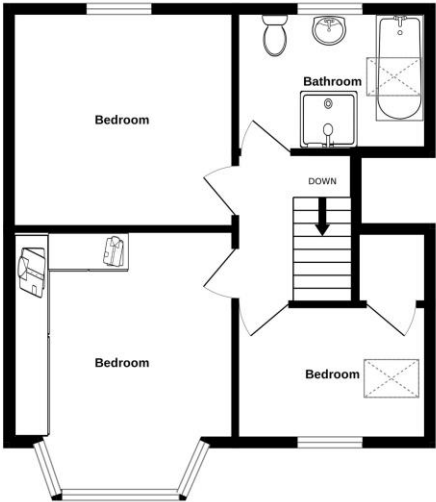
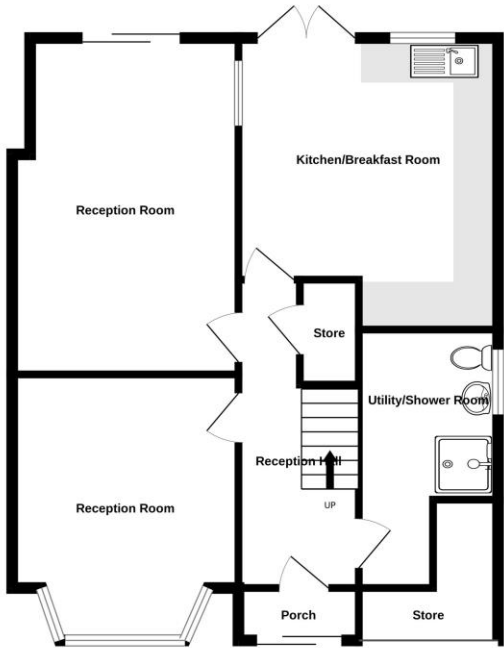


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor

Porch
Hall
Ground Floor Shower Room/Utility:
11'4" x 7' (3.46m x 2.15m)
Dining Room:
12'9" into bay x 11'5" (3.90m x 3.48m)
Lounge:
17'6" x 11'5" (5.34m x 3.48m)
Breakfast Kitchen:
14'7" x 12'9" (4.46m x 3.90m)
Landing
Bedroom 1:
13'7" into bay x 11'4" incl. w (4.14m x 3.46m)
Bedroom 2:
11'4" x 10'11" (3.46m x 3.35m)
Bedroom 3:
10'7" max x 7'8" + ward (3.23m x 2.35m)
Bathroom:
9'7" x 7'1" (2.94m x 2.16m)
Front Store:
8'4" max x 7' (2.56m x 2.14m)



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

FLOOR PLANS

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 D with improvement indicator.

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 396066
stourbridge@leeshaw.com
www.leeshaw.com

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.