



The
LEE, SHAW
Partnership

24 Meadow Way
Wordsley, Stourbridge DY8 5JD



Semi-detached in end position & cul-de-sac location

This extended 4 Bedroom Semi-detached property enjoys a delightful end position approached from the head of the cul-de-sac, off Balmoral Road, and is set back behind a lawn and Driveway providing off road parking leading to the Garage. In addition, there is a large Garden which elevates to the side and this is included within the sale.

The property is well placed for local amenities and now requires modernisation but offers excellent potential. An extension to the rear has created a Ground Floor Bedroom with Wet Room and therefore, a degree of flexibility on usage depending on personal requirements.

With gas central heating and comprising: Entrance Hall, Lounge/Dining Room, Ground Floor Bedroom with En-Suite Wet Room, Kitchen, Utility Room, Landing, 3 1st Floor Bedrooms and further Wet Room.

OVERALL, A PROPERTY IN A POPULAR LOCATION, WITH ADDITIONAL SIDE GARDEN AND AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS OVERALL SIZE, LAYOUT AND POSITION.

On the Ground Floor, there is an Entrance Hall with double glazed door and side screens, radiator, stairs to 1st Floor and door leading off.

The Lounge/Dining Room has a brick fireplace with tiled hearth and inset fire, double glazed front window, 2 radiators, door to Kitchen and door to:

Ground Floor Bedroom, being a good size double room with double glazed rear window, radiator, part obscure double glazed side door and with door to En-Suite Wet Room having a white WC, basin, shower area with drainage point to floor and Mira shower, part tiling, obscure double glazed rear window, radiator and X-pelair.





Lots of potential and no onward chain

The Kitchen has wall and base cupboards, sink and mixer tap, worktops, Beko Built-in oven, Bosch ceramic hob, double glazed window, tiled floor, radiator, Store (below stairs) and opening to Utility Room with obscure double glazed side fixed window, double glazed rear window, tiled floor, radiator and door to Garage with up and over door.

On the 1st Floor, there is a Landing with obscure double glazed side window, Cupboard (with Worcester gas central heating boiler), loft access and doors leading off. There are 3 1st Floor Bedrooms, each with double glazed window and radiator, with Bedroom 3 having built-in wardrobe.



There is a Wet Room having tiled floor with drainage point, shower over and side shower screen, basin, WC, tiled walls, chrome ladder radiator, obscure double glazed window and recessed ceiling lights.

The Rear Garden has a paved pathway, retaining wall and steps to a split level gravel area with small lawn. There is an additional large elevated side garden being mostly lawned.

At the front, there is a good size lawn, tarmac driveway with block edging and Laurel hedge. There is a shared access from the head of the cul-de-sac.

Tenure: Freehold. Construction: brick with a pitched tiled roof and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C.



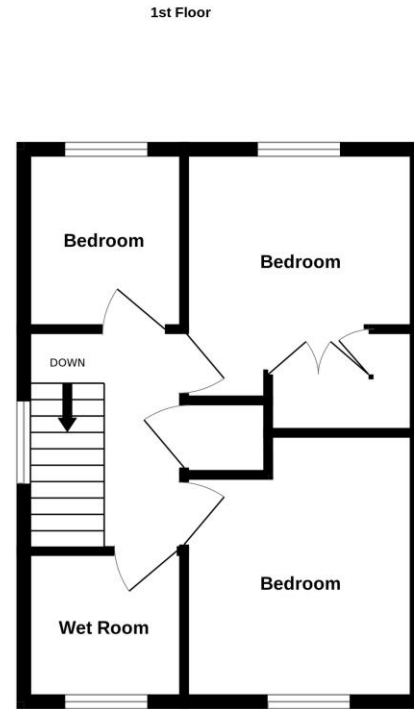
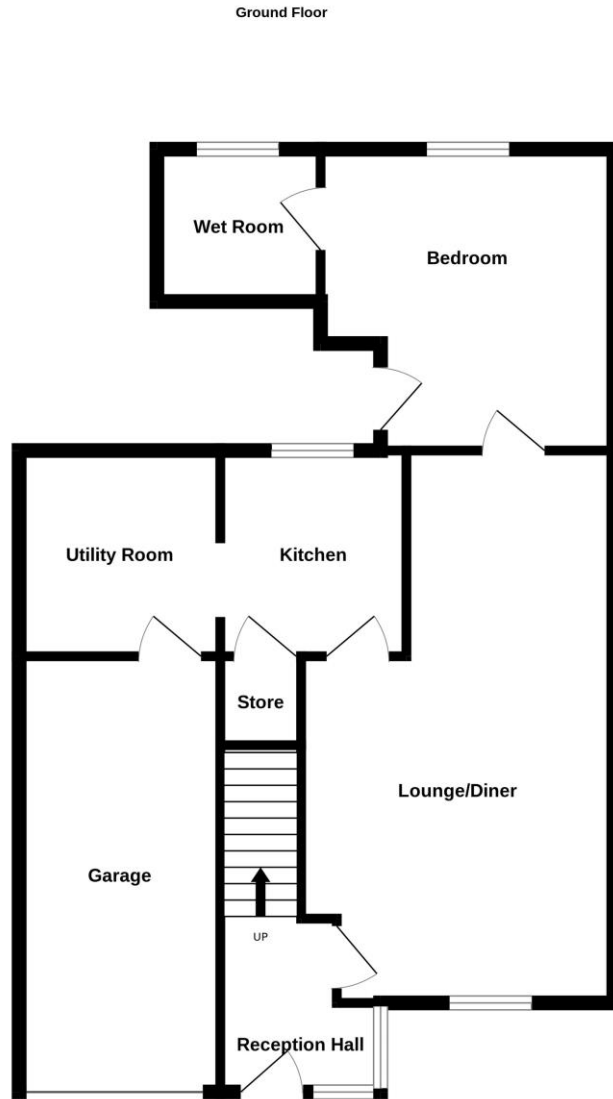


The
LEE, SHAW
Partnership

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



- Entrance Hall
- Lounge/Dining Room:
22'1" x 12'1" & 7'6" (6.73m x 3.69m & 2.28m)
- Ground Floor Bedroom 1:
12'2" x 10'11" (3.73m x 3.33m)
- En-Suite Wet Room:
7' x 6'1" (2.14m x 1.86m)
- Kitchen:
8'1" x 7'3" (2.47m x 2.23m)
- Utility:
8'4" x 8'2" (2.55m x 2.45m)
- Landing
- Bedroom 2:
10'5" x 9'1" (3.18m x 2.76m)
- Bedroom 3:
10'4" x 8'11" (3.17m x 2.73m)
- Bedroom 4:
7'3" x 6'2" (2.23m x 1.90m)
- Wet Room:
6'4" x 6' (1.95m x 1.84m)
- Garage:
18'11" x 9' (5.78m x 2.75m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 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

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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

Sales: (01384) 287622
kingswinford@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 [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.