



The
LEE, SHAW
Partnership

29a West Street
Stourbridge DY8 1XN



Stylish modern end of terrace

This stylish, well presented, modern 2 Bedroom End of Terrace property was originally built by respected Developers Hyperion Homes Limited offering open-plan living to the Ground Floor and benefits from Secure Gated parking to the rear.

Ideal as a first time home or perfect downsize opportunity, the property is located on the edge of the Old Quarter of Stourbridge with convenient access to the Town and its wide range of shopping and leisure amenities. Stourbridge is ideally placed for commuting with its bus interchange and also benefits from its railway station. Greenfield and Mary Stevens Parks are also nearby.

With gas central heating and comprising: Open-plan Lounge/Dining Room and Kitchen, Guest Cloakroom, Landing, 2 Bedrooms and Bathroom.

AVAILABLE WITH NO ONWARD CHAIN – VIEWING IS HIGHLY RECOMMENDED

On the Ground Floor, there is a Canopy Entrance with recessed light and timber double glazed front door to:

Combined open-plan Lounge/Dining Room and Kitchen, with the Lounge/Dining Room having UPVC double glazed front window, 2 radiators, stairs to 1st Floor and opening to the Kitchen Area, to the rear, having a range of white gloss wall and base cupboards, drawer unit, worktops, sink and mixer tap, Lamona built-in oven, Lamona gas hob with cooker hood over, tall housing with integrated fridge freezer, integrated dishwasher, appliance space, Cupboard (with Baxi gas central heating boiler), rear UPVC double glazed doors and side screens (with top opening windows) to Garden.

A door gives access to the Guest Cloakroom (below stairs) having a white suite with WC, basin with splashback, radiator, extractor fan and recessed ceiling light.

On the 1st Floor, there is a Landing having spindle balustrade to stairs, loft access (with boarding) and doors to 2 Bedrooms and Bathroom.

There are 2 good size Bedrooms each with UPVC double glazed window and radiator.





No onward chain

The Bathroom has a white suite, including bath with tiled shower area, shower over and side screen, pedestal basin and tiled splashback, WC, radiator and extractor fan.

The Rear Garden is east facing having a paved patio and pathway dividing a small lawn with side borders and there is a rear pedestrian gate. **The shed is not included.**

At the rear, there is a Resident Car Park for the block with secure electric gated entrance from West Street. 29a has allocated tandem parking immediately behind the property.

Agents Note: Service Charge: We are advised by the Vendor that there is an informal Service Charge relating to maintenance of the car park and other common areas and each owner contributes £30 per month to cover these costs.

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.

Council Tax Band B.

- Open-plan Lounge/Dining/Kitchen**
- Lounge/Dining Area: 20'6" x 12'3" (6.24m x 3.75m)**
- Kitchen Area: 12'3" x 10'2" (3.75m x 3.09m)**
- Guest Cloakroom**
- Landing**
- Bedroom 1: 13'4" max x 12'3" (4.08m x 3.75m)**
- Bedroom 2: 12'4" x 7'4" (3.77m x 2.25m)**
- Bathroom: 8'3" x 5'8" (2.53m x 1.74m)**





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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 | | 88 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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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.