



The  
**LEE, SHAW**  
Partnership

**2 Pineways**  
Wordsley, Stourbridge DY8 5LH



## Extended Semi-detached

This Extended and improved, now 4 bedroom Semi-detached property is well worth inspection to fully appreciate.

The property has been extended to the Ground Floor to create a larger main Bedroom with En-Suite and there are 3 Bedrooms to the 1st Floor.

With gas central heating and comprising: Entrance Hall, Ground Floor Bedroom with En-Suite, Inner Hall, Transverse Lounge, Kitchen, Landing, 3 Bedrooms and Bathroom. There is concrete imprinted Driveway to the front providing off road parking and a low maintenance Rear Garden.

OVERALL, A PROPERTY MUCH BIGGER THAN FIRST IMPRESSIONS WHERE VIEWING IS HIGHLY RECOMMENDED. AVAILABLE WITH NO ONWARD CHAIN.

On the Ground Floor, there is a Reception Hall with part double glazed composite front door, UPVC double glazed front window, laminate floor, radiator, UPVC double glazed doors to Inner Hall and timber doors to:

Ground Floor Bedroom 1 having laminate floor, UPVC double glazed side doors to Garden and door to: En-Suite, having a white suite with shower enclosure having curved screen doors and Triton shower, WC, Savoy pedestal basin, part tiled walls, tiled floor, circular chrome ladder radiator and obscure UPVC double glazed side and rear high-level window.



# Ground Floor bedroom with En-Suite

The Inner Hall has a tiled floor, stairs to 1st Floor and doors leading off.

There is a transverse Lounge, to the front, with wide UPVC double glazed window, side UPVC double glazed window, laminate floor, radiator, tiled fireplace with hearth and inset fire and recess with open Store (below stairs).

The Kitchen has a range of modern oak style wall and base cupboards, drawer units, worktops, tiled splashbacks, sink and mixer tap, tiled floor, Hotpoint freestanding cooker with cooker hood over, Bosch freestanding fridge freezer, UPVC double glazed rear window, vertical radiator and UPVC double glazed patio door to Garden.

On the 1st Floor, there is a Landing with loft access, radiator and doors to 3 Bedrooms and Bathroom.

Bedroom 2 has a rear UPVC double glazed window, built-in range of drawers to one wall and radiator.

Bedroom 3 has 2 double Beech style wardrobes, further double Beech style wardrobe with drawers below, UPVC double glazed front and side window and radiator.

Bedroom 4 has a laminate floor and UPVC double glazed window.

The Bathroom has a white suite including bath, pedestal basin, WC, part tiling, tiled floor, obscure UPVC double glazed rear window, chrome ladder radiator and Cupboard (housing the Worcester gas central heating boiler).





## No Onward Chain

There is a low maintenance Rear Garden being hard landscaped with block paved area, main central paved area, raised left side border, right side shrub border and stepped area to rear with gravel.

At the front, there is a concrete imprinted Driveway providing off-road parking and artificial turf.

**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](http://checker.ofcom.org.uk/en-gb/broadband-coverage).**

**Council Tax Band B.**

**Agents Note: There is an electric substation next to the property.**





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](http://www.leeshaw.com/downloads/referral-fees.pdf)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor

**Entrance Hall:**

8'8" x 6'9" (2.65m x 2.07)

**Ground Floor Bedroom 1:**

15'6" x 8'11" & 11' 1" into doors (4.73m x 2.71m & 3.38m)

**En-Suite:**

10'5" x 5'7" (3.18m x 1.72m)

**Inner Hall**

**Transverse Lounge:**

15'4" x 10' Plus recess (4.68m x 3.05m)

**Kitchen:**

15'9" x 10'2" (4.81m x 3.12m)

**Landing**

**Bedroom 2:**

12'2" max x 9'6" (3.71m x 2.91m)

**Bedroom 3:**

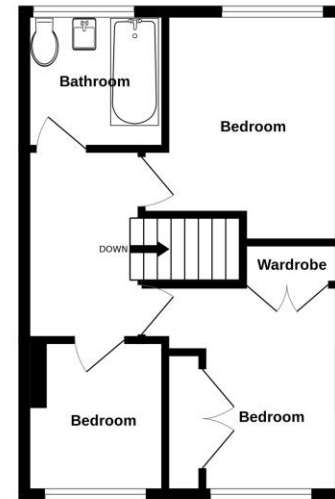
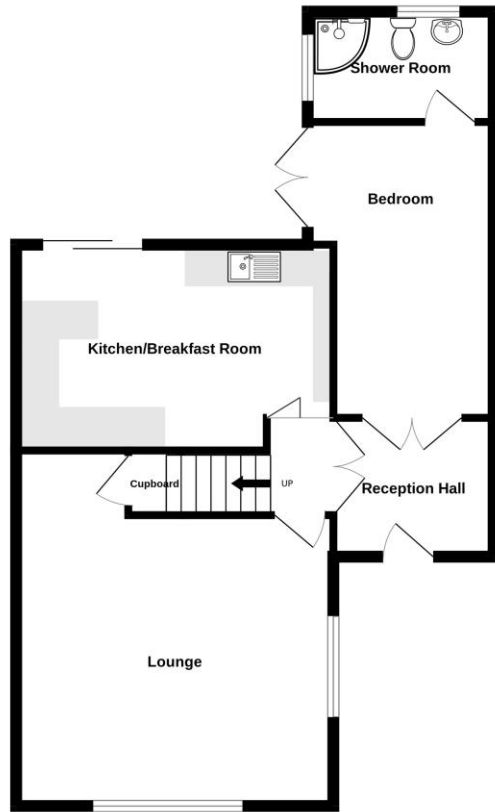
10'3" x 9'8" (3.13m x 2.94m)

**Bedroom 4:**

7'4" x 6' (2.24m x 1.84m)

**Bathroom:**

7'6" x 5'11" (2.29m x 1.82m)



# FLOOR PLANS

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.