



The  
**LEE, SHAW**  
Partnership

**3 Clee Road**  
Stourbridge DY8 4LW

# Mid Terrace with potential

AN IDEAL FIRST TIME HOME WITH SCOPE TO PERSONALISE.

This 2 Bedroom 1960's Mid Terrace property enjoys a cul-de-sac location at the popular Penfields development being well placed, close to Stourbridge Town with its wide range of amenities, including bus/rail interchange making it convenient.

The property offers potential for updating and is available with no onward chain.

With gas central heating, UPVC double glazing and comprising: Porch, Hall, Lounge, Breakfast Kitchen, 2 Double Bedrooms and Shower Room. The property is further enhanced by a south east facing Rear Garden. There is also a separate Garage (within block at the end of the cul-de-sac - see Agents Note).

OVERALL, A GOOD SIZE PROPERTY WELL WORTH INSPECTION TO FULLY APPRECIATE.

On the Ground Floor, there is a Porch Entrance being obscure UPVC double glazed with top opening window, part obscure UPVC double glazed entrance door and side screen and single glazed timber door and screen to:

Reception Hall with stairs to 1st Floor, radiator, low-level cupboards below stairs and doors to:

Rear Lounge having a brick fireplace with tiled hearth and gas fire, radiator, UPVC double glaze rear window and further UPVC double glazed window and door to Garden.

Breakfast Kitchen having beech style wall and base cupboards, worktops tiled splashbacks, sink and mixer tap, New World built-in oven, Whirlpool gas hob, UPVC double glazed front window, table space and radiator.





# No onward chain

On the 1st Floor, there is a Landing having a loft access, stair head Cupboard (housing the Ideal gas central heating boiler) and doors to:

Bedroom 1 having 2 UPVC double glazed windows and radiator.

Bedroom 2 with UPVC double glazed window and radiator.

Shower Room having a quadrant shower enclosure with curved screen doors and Triton shower, WC with concealed cistern, semi recessed basin with vanity cupboard below, radiator, obscure UPVC double glazed window and part tiling.

Rear Garden with decking patio having balustrade rail to part, steps lead off to a paved pathway and central gravelled area with borders.

There is a single Garage in a separate block to the end of the cul-de-sac having up and over door. **Agents Note: The Garage is Leasehold.**

At the front, there is a gravel fore garden with pathway to front entrance and side borders.

Tenure: The property is Freehold.  
Construction: brick with a pitched tiled roof.  
There is a separate Garage which is Leasehold with a 99 Year Lease from 25.3.1965 with a Ground Rent of £5 per annum. Services: All mains services are connected.  
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.





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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Ground Floor

1st Floor

- Porch

Hall

Lounge:  
15'5" x 11'9" (4.71m x 3.57m)

Breakfast Kitchen:  
12'7" x 8'6" (3.86m x 2.60m)

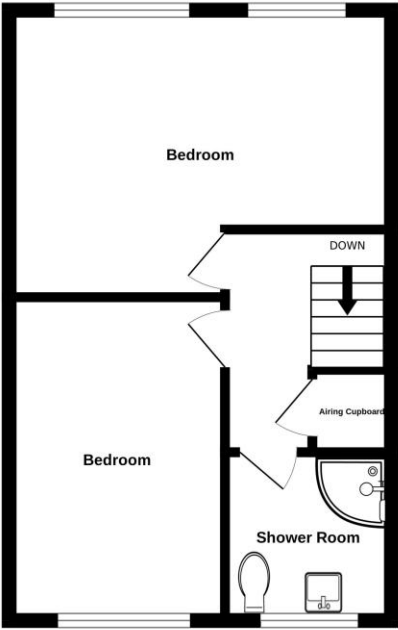
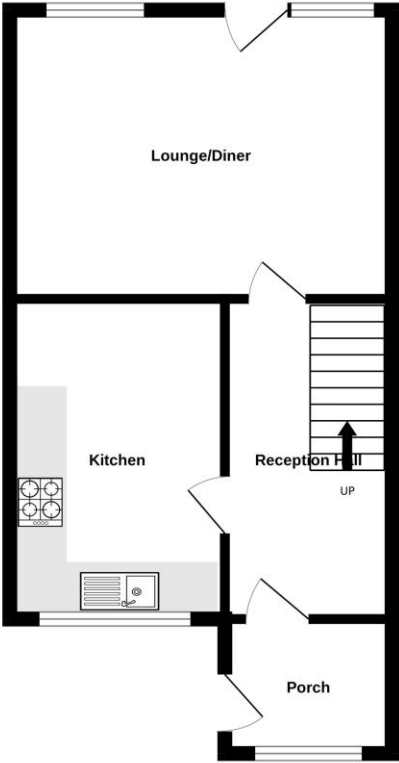
Landing

Bedroom 1:  
15'6" x 11'8" Max (4.73m x 3.57m)

Bedroom 2:  
12'8" x 8'6" (3.87m x 2.60m)

Shower Room:  
6'7" x 5'10" (2.02m x 1.79m)

Garage:  
15'4" x 7'9" (4.68m x 2.37m)



FLOOR  
PLANS

# The **LEE, SHAW** Partnership

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VALUE. SELL. LET.

**Selling Agents: The Lee, Shaw PARTNERSHIP**

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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.