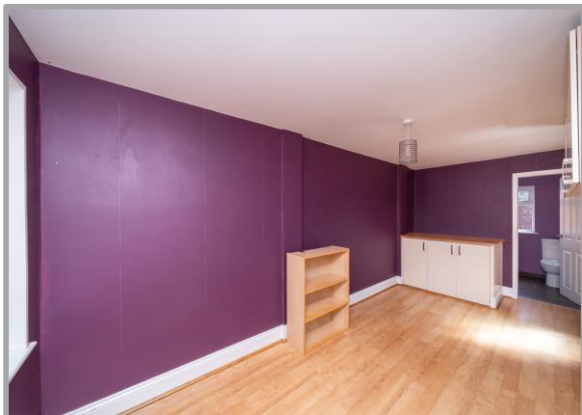




The
LEE, SHAW
Partnership

37 Mellowdew Road
Wordsley, Stourbridge DY8 5NG



Semi-detached Family Home

This 3 Bedroom Semi-detached Family Home enjoys a sought after Wordsley location leading from Middleway Avenue/Lawnswood Avenue, being well placed for amenities and close to the rural edge of Lawnswood.

With gas central heating, double glazing and comprising: Porch, Hall, Lounge with mantel fireplace and opening to Dining Room, Kitchen, Utility Room (or versatile use as Play Room, Study or Bedroom), Ground Floor Shower Room, Landing, 3 Bedrooms and Bathroom. There is a block paved Driveway providing off road parking and south facing Rear Garden.

OVERALL, A MODERN FAMILY HOME IN A POPULAR LOCATION, AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance being obscure UPVC double glazed with top opening window, part obscure UPVC double glazed door, tiled floor with mat well and obscure single glazed timber door and screen to: Reception Hall having laminate floor, stairs to 1st Floor and radiator.

The Lounge has a UPVC double glazed front window, mantel fireplace with hearth and inset fire and wide opening to: Dining Room with radiator and UPVC double glazed doors to rear Garden

The Kitchen has a range of wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, Indesit freestanding cooker and Bosch cooker hood over, tall housing with integrated fridge freezer, integrated AEG dishwasher, UPVC double glazed rear window, tiled floor and Store (below stairs).

A door and step give access to the Utility Room (or versatile use as Play Room, Study or Bedroom), having base cupboards with appliance spaces behind, wall cupboards, laminate floor, radiator, 2 obscure UPVC double glazed front windows, part obscure UPVC double glazed front door, part obscure UPVC double glazed side door to Garden and to:

Ground Floor Shower Room having a white suite with tiled quadrant shower enclosure having curved screen doors and triton shower, WC, basin, tiled splashback, chrome ladder radiator, tile floor and obscure UPVC double glazed rear window.



Available with no onward chain

On the 1st Floor, there is a Landing with spindle balustrade, obscure UPVC double glazed window, loft access, Store and doors to 3 Bedrooms and Bathroom.

Bedroom 1 has a UPVC double glazed rear window, range of wardrobes and radiator. Bedroom 2 has a UPVC double glazed front window and radiator and Bedroom 3 has a UPVC double glazed window, radiator and open hanging space with shelf below.

The Bathroom as a corner bath, pedestal basin, WC, ladder radiator, tile walls, obscure UPVC double glazed side and rear window, extractor fan and recessed ceiling lights.

The Rear Garden is south facing with patio, gravel area, shed and rear tap.

At the front, there is a good size block paved Driveway, providing off-road parking and border with shrub planting.

Tenure: Freehold.

Construction: brick with a pitched tiled roof and flat 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 C.





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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

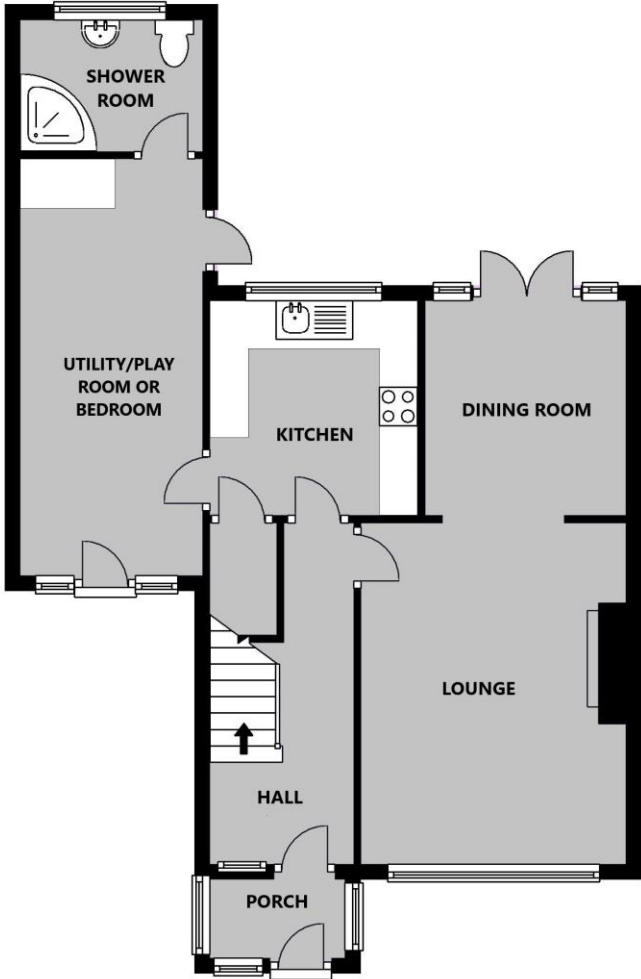


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

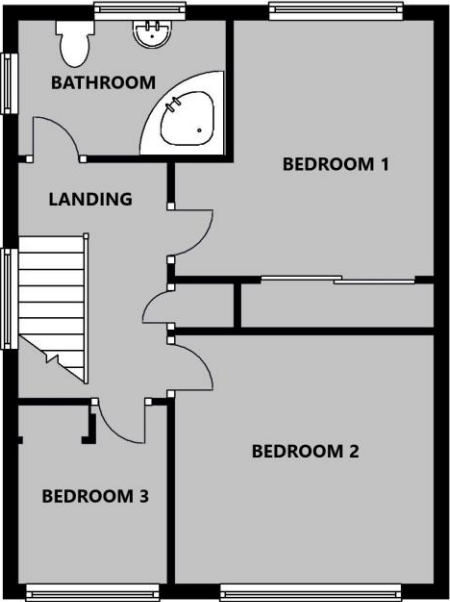
APPROX. 59.1 SQ. METRES (636.5 SQ. FEET)

- Porch
- Hall
- Lounge: 14'4" x 11'4" (4.37m x 3.46m)
- Dining Room: 9'6" x 8'7" (2.89m x 2.62m)
- Kitchen: 8'10" x 8'7" (2.69m x 2.62m)
- Utility/Play Room or Bedroom: 17'1" x 7'6" (5.21m x 2.30m)
- Ground Floor Shower Room: 7'8" x 5'5" (2.34m x 1.67m)
- Landing
- Bedroom 1: 12'10" incl. w x 11' max (3.92m x 3.36m)
- Bedroom 2: 11' x 10'9" (3.37m x 3.28m)
- Bedroom 3: 7'8" x 6'5" (2.34m x 1.97m)
- Bathroom: 8'2" x 5'8" (2.49m x 1.73m)



FIRST FLOOR

APPROX. 39.6 SQ. METRES (426.6 SQ. FEET)



FLOOR PLANS

TOTAL AREA: APPROX. 98.8 SQ. METRES (1063.1 SQ. FEET)

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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 [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.