



The
LEE, SHAW
Partnership

8 Hazel Grove
Stourbridge

SMALL CUL-DE-SAC LOCATION

This improved and well presented, 2 Bedroom Detached Bungalow offers a surprisingly spacious layout with bonus Loft Room and is well worth internal inspection to fully appreciate.

Hazel Grove is a small cul-de-sac leading off Clent View Road at this popular Norton address on the fringe of countryside yet well placed for local amenities in Stourbridge Town with excellent road links and train station, together with nearby Mary Stevens Park adding to its appeal.

With gas central heating and comprising: Hall, Lounge, Dining Room opening to Kitchen, Side Passage/Utility Area, Rear Verandah, 2 Bedrooms, Shower Room and Loft Room (with staircase from the Hall). In addition, the Bungalow is further enhanced by a long Carport leading to the Garage, Driveway to front, low maintenance Rear Garden and Solar panels for energy efficiency.

OVERALL, A BUNGALOW IN A DELIGHTFUL LOCATION, AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

On approach to the property there is a long Carport having skylight, single glazed screen to Garden and single glazed timber doors to Verandah, access to Garage having obscure UPVC double glazed side window, side opening timber doors to front, power point and loft access.





BEDROOMS WITH FITTED WARDROBES

The main entrance is accessed from the Carport and opens to the Reception Hall having part double glazed timber door, oak floor, radiator, recessed ceiling lights, stairs to Loft Room with Store (below), built-in display/base cupboard and doors to:

Lounge having recessed fireplace with tiled hearth, timber mantel surround with mirror over, built-in display/base cupboard, timber double glazed bow window to front with timber shutters, oak floor, radiator, display bookcase and corner shelving.

Dining Room with oak floor, timber double glazed side window to Passageway, radiator, corner display cupboard and archway to:

Kitchen having a range of wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, Rangemaster Professional range cooker with cooker hood over, freestanding LEC fridge and freezer, tiled floor, under cupboard lights, timber double glazed front window, recessed ceiling lights. A part glazed timber door gives access to Side Passageway/Utility having power point, radiator, shallow base cupboards, roof window, part double glazed timber door to Verandah, worktop with appliance space below and inverter for solar panels.

Bedroom 1 having 2 double wardrobes with bridging top cupboards, oak floor, radiator, timber double glazed rear window and base unit with drawers.

Bedroom 2 having oak floor, double and single wardrobe with top cupboards, radiator, timber double glazed rear window and corner shelf unit





REAR VERANDAH

Shower Room with quadrant shower enclosure having curved screen doors, basin with cupboards below, WC, tiled floor, tiled walls, obscure timber double glazed side window to Carport, chrome ladder radiator, recessed ceiling lights, extractor fan with light, wall mirror and cupboard.

Loft Room with timber double glazed side dormer window, radiator, recessed ceiling lights, eaves store and low-level door to further loft space.

There is a rear Verandah with glass roof, single glazed timber screens to Garden, twin power point and wide opening to rear Garden.

The Rear Garden has a block paved area with raised planters, water feature, raised borders, and artificial lawn.

At the front, there is a sloping paved Driveway and terraced garden area with gravel/shrub planting.

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





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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

Measurements:

Carport: 50'1" x 7'6" (15.26m x 2.30m)

Garage: 21'5" x 9'8" (6.53m x 2.95m)

Hall

Lounge: 15'10" x 13' (4.82m x 3.96m)

Dining Room: 11'5" x 8'9" (3.48m x 2.67m)

Kitchen: 14'3" x 8' (4.36m x 2.44m)

Side Passageway/Utility

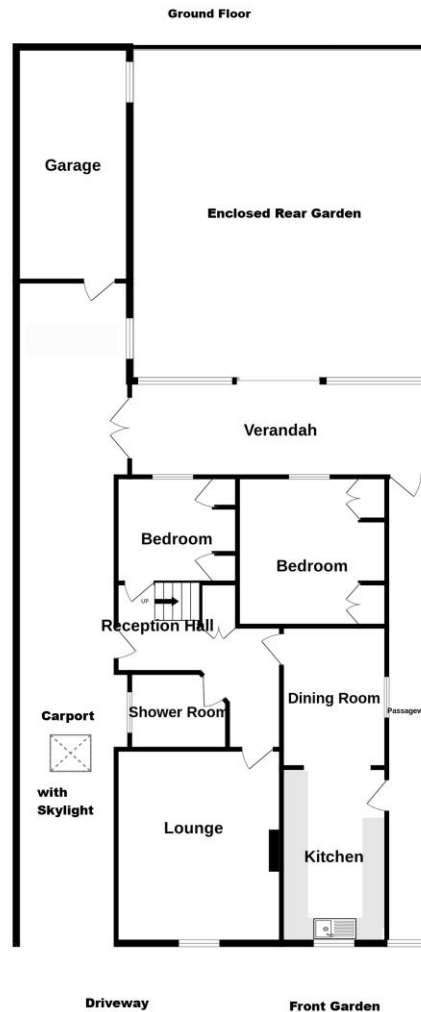
Rear Verandah: 24'6" x 6'8" (7.47m x 2.03m)

Bedroom 1: 11'10" x 11'10" (3.62m x 3.62m)

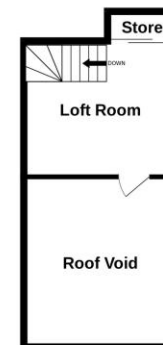
Bedroom 2: 9'11" x 8'11" (3.02m x 2.73m)

Shower Room: 7'9" x 6'1" (2.30m x 1.87m)

Loft Room: 10'9"max x 10'5" (3.28m x 3.18m)



First Floor



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR
PLANS

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

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