



The
LEE, SHAW
Partnership

21 Baylie Street
Stourbridge

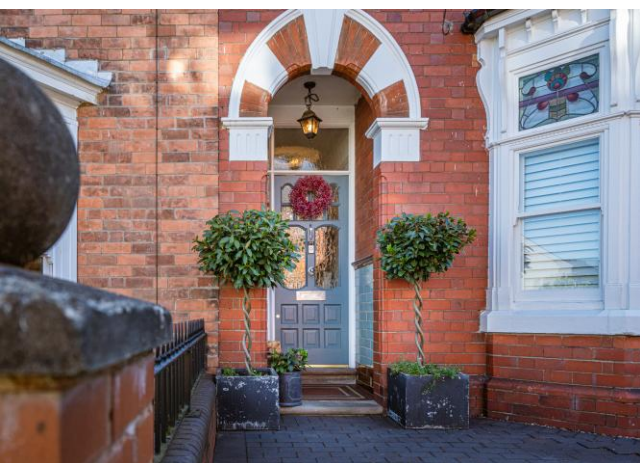


DATING BACK TO 1909 AND EDWARDIAN ERA

This stunning example of Period elegance dating back to 1909 and the Edwardian Era is one of a pair originally built and known as The Lindens. The property represents a fantastic opportunity to own a beautifully presented and sympathetically improved and re-appointed Family Home, still retaining features from its origins and boasting a Loft Conversion, making it 4 bedrooms and with accommodation over 3 Floors.

Baylie Street is considered to be one of the finest roads in the popular Old Quarter of Stourbridge, leading off Worcester Street and the property has the rare benefit of its own small Driveway to the front.

Add to this the convenience of its position being well placed for amenities and schools, near to Mary Stevens & Greenfield Parks and within close proximity to Stourbridge Town with its bus interchange and railway station, together with easy road access with links to the M5 Motorway and the list of advantages keep being ticked off.



With gas central heating, double glazing and comprising: Vestibule Entrance, Through Reception Hall, Combined Lounge and Dining Room, each with fireplace, refitted Guest Cloakroom, bespoke fitted Kitchen, rear Sitting Room with vaulted ceiling & 2 Velux roof windows, 1st Floor Landing, 3 Bedrooms (2 with fireplaces), Study, refitted Bathroom, 2nd Floor Landing, Loft Bedroom 4 and separate refitted Shower Room. The property is further enhanced by a south west facing Rear Garden.

OVERALL, A SUBSTANTIAL PROPERTY WITH AMPLE SPACE FOR A GROWING FAMILY AND ONE WELL WORTH INSPECTION TO FULLY APPRECIATE.



BAY WINDOW WITH SHUTTERS

The through Reception Hall has a Minton tiled floor, radiator, stairs to 1st Floor with spindle balustrade, picture rail, 2 ceiling roses, radiator, doorway to Lobby and part glazed door to Lounge/Dining Room.

The Lounge Dining is a through room with 2 distinct areas, having a Dining Area, to the rear, with mantel fireplace having cast inset, grate and tiled hearth, UPVC double glazed rear window with shutters, radiator, picture rail, ceiling cornice & rose and wide opening: Lounge Area, to the front, having secondary glazed timber bay window with shutters, mantel fireplace with tiled hearth and log burner, picture rail, ceiling cornice & rose and radiator.

The Lobby from the Hall opens to the Kitchen and has a tiled floor, door to Store and door to the refitted Guest Cloakroom having a white suite with WC, basin and tile splash back, tiled floor, obscure UPVC double glazed side window with shutter, chrome ladder radiator and recessed ceiling light.

There Is a good size Kitchen having a bespoke range of cream base cupboards, drawers, contrasting black granite worktops, a range of wall cupboards, double Belfast sink with Insinkerator waste disposal, mixer tap, filtered hot and cold water tap, Kenwood range cooker with integrated cooker hood over, housing for American style fridge freezer, Integrated Hotpoint microwave, integrated dishwasher, recessed ceiling lights, UPVC double glazed side window with top shutter, tiled floor with underfloor heating, under cupboard lights and wide opening with breakfast bar to the rear Sitting Room. This has tiled floor with electric underfloor heating, vaulted ceiling to part with 2 Velux double glazed roof windows, Cupboard (with Worcester gas central heating boiler) recessed ceiling lights and UPVC double glazed rear doors to Garden.



REFITTED BATHROOM

The 1st Floor Landing has a spindle balustrade to stairs, radiator, stairs to 2nd Floor with spindle balustrade, picture rail, ceiling cornice & rose and doors leading off.

Bedroom 1 has a cast fireplace with tiled hearth, UPVC double glazed window with shutter, picture rail, ceiling corner & rose.

Bedroom 2 has a cast fireplace with tiled hearth, picture rail, ceiling cornice & rose and UPVC double glazed rear window with shutter.

Bedroom 3 has a UPVC double glazed window with shutter, picture rail, ceiling Cornice & rose.

There is a refitted Bathroom being L-shaped with L-shaped bath having shower over and side shower screen, WC, Roca basin with vanity drawers below, obscure UPVC double glazed side window with shutters to part, tiled floor, tiled walls, chrome ladder radiator and recessed ceiling lights.

There is a Study, to the front, with UPVC double glazed window having shutter, radiator, ceiling cornice & rose and picture rail.

On the 2nd Floor there is a Landing having ceiling cornice & rose, picture rail, steps and doors to Bedroom 4 and Shower Room.

Loft Bedroom 4 has a UPVC double glazed rear dormer window, front double glazed roof window, Eaves Store, radiator, recessed ceiling lights and widens to recess.

There is a refitted Shower Room having a white suite with tiled shower cubicle having walk-in area side and end screen and shower, WC, pedestal basin, obscure UPVC double glazed window, radiator, part wall tiling, tiled floor and recessed ceiling lights.







**WE DON'T SELL HOUSES,
WE SELL HOMES.**





SOUTH WEST FACING REAR GARDEN

The Rear Garden is south west facing and has a granite tiled patio, artificial lawn, borders, shed, side pathway with borders and access to Entry. Agents Note: The pergola is not included in the sale.

Tenure: Freehold. Construction: brick with a pitched tiled and flat roof. Services: All mains services are connected. 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

The logo for The Lee, Shaw Partnership, featuring the text "The LEE, SHAW Partnership" in white on a dark purple rectangular background. The word "The" is small and positioned above "LEE, SHAW".

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TO FOLLOW

FLOOR
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