



The  
**LEE, SHAW**  
Partnership

**3 Westhill Mews**  
Hagley Road, Stourbridge DY8 1RD

# Oldswinford ground floor apartment



This purpose built, 1 Bedroom Ground Floor Apartment was originally built by Kendrick Homes and enjoys a great position, being set back from Hagley Road, opposite Oldswinford Hospital School, well placed for walking to Oldswinford amenities, Train Station and also convenient for Stourbridge Town. Ideal as a first time Home, for downsizing or for those looking for a bolt hole to lock up and leave while travelling.

Occupying the Ground Floor position in this attractive modern 2 storey block, with Communal Garden and allocated parking Space, the Self-contained Apartment benefits from gas central heating, UPVC double glazing and accommodation comprising: Hall, Combined Lounge & Kitchen, 1 Bedroom & Bathroom.

OVERALL, A WELL PLANNED APARTMENT, AVAILABLE WITH NO ONWARD CHAIN – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Canopy Entrance with light and composite double glazed door to the Reception Hall with radiator, Store (with radiator) and doors leading off.

There is a combined Lounge and Kitchen with Kitchen Area to the front having a range of white wall and base cupboards, contrasting worktops, tiled splash backs, sink and mixer tap, Beko built-in oven, Beko gas hob with cooker hood over, appliance spaces, UPVC double glazed front window, Alpha gas central heating boiler and Lounge Area, to rear, with radiator rear UPVC double glazed windows and centre UPVC double glazed doors to Communal Garden.

There is a Double Bedroom, to the rear, with UPVC double glazed window, radiator and built-in double wardrobe.

The Bathroom has a P shaped bath with shower off taps and side screen and tiled surround, basin and tiled splash back, WC, radiator, shaver point, recessed ceiling lights and obscure UPVC double glazed front window.

There is one allocated parking space

There is a Communal Garden.



# Convenient position

Tenure: Leasehold. 125 Year Lease from 1<sup>st</sup> January 2014.

Ground Rent is £100 per annum payable on the 1<sup>st</sup> January each year. The Lease has a provision for Review Dates on the fifth anniversary of the date of commencement of the Term and each successive fifth anniversary thereafter.

Service Charge: 1.1.2026 to 31.12.2026 is £1462.90

Council Tax Band: B

Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.



## Entrance Hall

**Combined Lounge & Kitchen:**  
18'7" x 11'11" (5.68m x 3.63m)

**Bedroom:**  
12'6" max x 10'11" (3.81m x 3.32m)

**Bathroom:**  
8' x 5'6" (2.45m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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)

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**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.