



The  
**LEE, SHAW**  
Partnership

44 Portland Drive  
Stourbridge



## CUL-DE-SAC LOCATION

Enjoying a cul-de-sac setting, this improved, large Family Semi-detached has been extended to the front and rear and is surprisingly spacious and well appointed throughout, with 3 Double Bedrooms making it a must see home to fully appreciate

The property is conveniently located at this prime, much sought after Pedmore address, off off Redlake Road close to Stourbridge Golf Club and well placed for Oldswinford, Hagley Village & Stourbridge Town, with a wide range of amenities, schools, train stations and with excellent road access to J3 & J4 of the M5 Motorway.

With gas central heating, UPVC double glazing and comprising: Extended Dining Hall, Guest Cloakroom, Lounge, Kitchen, Dining Room, Utility & Front Store, Landing, 3 Double Bedrooms & Bathroom.

OVERALL, A GREAT SIZE FAMILY HOME IN A SOUGHT AFTER LOCATION – VIEWING IS HIGHLY RECOMMENDED.



# GENEROUS SIZE LOUNGE

On the Ground Floor there is an extended Dining Hall, to the front, having composite double glazed front door, UPVC double glazed bow window, radiator, stairs to 1<sup>st</sup> floor with Store (below) and doors leading off.

There is a Guest Cloakroom having a white suite with WC, semi recessed basin with vanity cupboard below, tiled splash back, radiator and obscure UPVC double glazed window.

The rear Lounge is a generous size having radiator, UPVC double glazed rear patio door and with door opening to Kitchen.

The Kitchen has range of gloss style base cupboards, drawer units, worktops, sink and mixer tap, Bosch built-in double oven with cupboard above and pan drawers below, tall cupboard, Stoves ceramic hob with Hotpoint cooker hood over, tiled floor, 2 UPVC double glazed side windows, 2 appliance spaces, door to Utility and with archway opening to Dining Room extension having UPVC double glazed rear patio doors, UPVC double glazed side window and fixed screen and UPVC double glazed side pedestrian door to Garden.

The Utility Room is part of the original Garage having a range of gloss style wall and base cupboards, worktops, appliance spaces, tiled floor, UPVC pedestrian side door and door to Front Store with gas central heating boiler and electric shutter door.



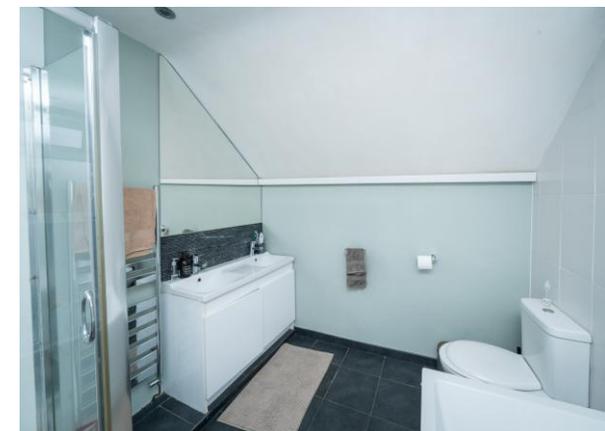


On the 1st Floor, the Landing has loft access, built in double cupboard, side UPVC double glazed window and doors to 3 Bedrooms and Bathroom.

Bedroom 1 is a double size room, to the rear, having UPVC double glazed window, radiator and a range built-in wardrobe.

Bedroom 2 is another double size room with 2 built-in double wardrobes, radiator and UPVC double glazed window.

Bedroom 3 is also a double sized room with UPVC double glazed window and radiator.



The Bathroom has a modern white suite including bath, WC, 2 basins with vanity cupboards below and splashback, shower cubicle with side screen, entrance door and waterfall shower, tiled floor, recessed ceiling lights, side obscure UPVC double glazed window and chrome ladder radiator.

The Rear Garden has a block paved area, lawn, borders, corner paved patio, rear conifers, shed and side path with gate to front.

At the front there is a block paved Driveway providing off-road parking and there is an EV charger.



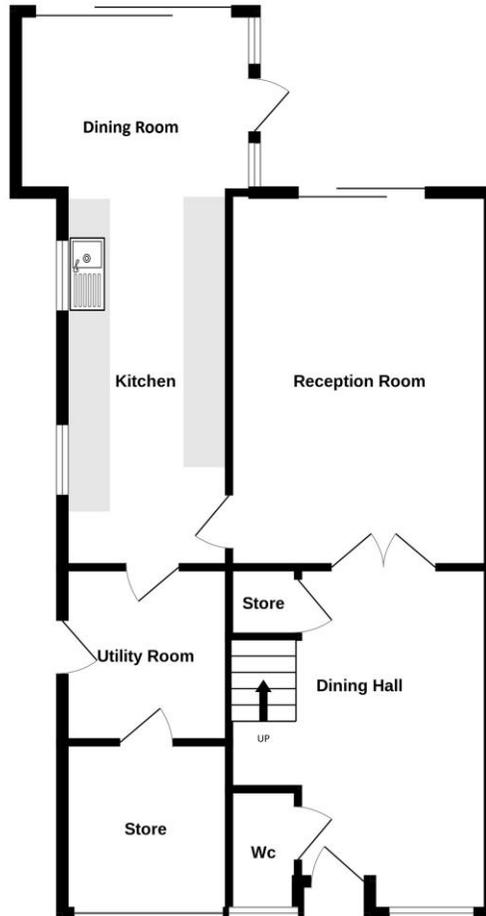


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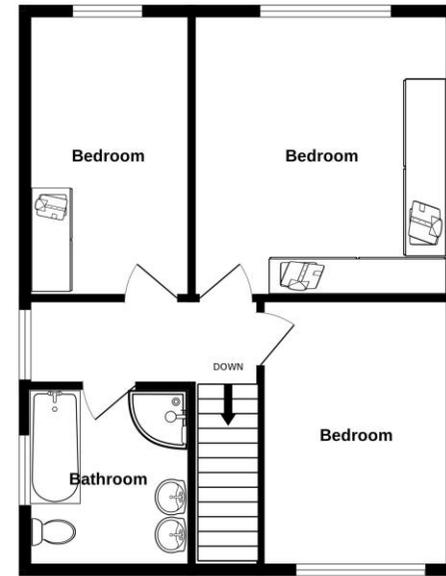
**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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)



Ground Floor



1st Floor



**Dining Hall: 16' x 9'4" + stairs (4.88m x 2.84m)**

**Guest Cloakroom**

**Lounge: 17'10" x 12'9" (5.43m x 3.89)**

**Kitchen: 18'5" x 8' (5.63m x 2.45m)**

**Dining Room: 11'2" x 8'5" (3.42m x 2.57m)**

**Utility: 8'10" x 7'10" (2.69m x 2.39m)**

**Front Store: 7'6" x 7'4" (2.30m x 2.24m)**

**Landing**

**Bedroom 1: 13'3" x 12'11" (4.04m x 3.94m)**

**Bedroom 2: 13'4" x 7'11" (4.08m x 2.41m)**

**Bedroom 3: 12'7" x 9'8" (3.87m x 2.96m)**

**Bathroom: 8'4" x 7'10" (2.55m x 2.39m)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2026

Tenure: Freehold. Construction: brick with a pitched tiled roof. 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 D.

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VALUE. SELL. LET.

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

The Cross Offices, Summerhill, Kingswinford  
West Midlands DY6 9JE

Sales: (01384) 396066  
stourbridge@leeshaw.com  
www.leeshaw.com

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.