



The
LEE, SHAW
Partnership

12 Sandyacre Way
Stourbridge

CONVENIENT CUL-DE-SAC LOCATION

This 3 Bedroom Semi-detached was originally built by renowned local Developer G L Birch Limited and has just benefited from a refitted Kitchen, new decor and flooring throughout, making this an ideal first time Home, well worth inspection to fully appreciate.

Sandyacre Way is a convenient cul-de-sac location leading of Birmingham Street and is walkable to amenities in Stourbridge Town with its bus interchange and train station, together with popular local schools.

With gas central heating, UPVC double glazed windows and comprising: Hall, Guest Cloakroom, Lounge/Dining Room, refitted Kitchen, Landing, 3 Bedrooms and Bathroom. The property further benefits from Driveway parking, single Garage and Rear Garden.

OVERALL, A GOOD SIZE PROPERTY WELL PLACED FOR AMENITIES, AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Canopy Entrance with Bin Store and part double glazed door to:

Reception Hall having radiator, stairs to 1st Floor and doors to:

Guest Cloakroom with wc, basin and tiled splashback, extractor fan and recessed ceiling lights.

Refitted Kitchen having a range of grey wall and a base cupboards, worktops, tiled splashbacks, sink and mixer tap, Lamona built-in oven, Lamona ceramic hob with cooker hood over, small breakfast bar with radiator below, appliance space, Baxi gas central heating boiler, part obscure UPVC double glazed side door and UPVC double glazed front window.





NO ONWARD CHAIN

Lounge/Dining Room with UPVC double glazed window, UPVC double glazed door to Garden, 2 radiators and door to Store (below stairs).

On the 1st Floor, there is a Landing having loft access (with ladder), Airing Cupboard (with tank) and doors to:

Bedroom 1 with 2 UPVC double glazed windows and radiator.

Bedroom 2 with UPVC double glazed window and radiator.

Bedroom 3 with UPVC double glazed window and radiator.

Bathroom having bath with shower over, pedestal basin, WC, part wall tiling, wall mirror, radiator and obscure UPVC double glazed side window.

There is a single Garage with up and over door and rear UPVC pedestrian door.

Rear Garden with patio, low stone wall, steps to split level lawn, left side retaining wall and raised border, right side border and steps to rear corner paved patio.

At the front, there is a gravel area with tarmac Driveway providing off-road parking leading to the Garage.





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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

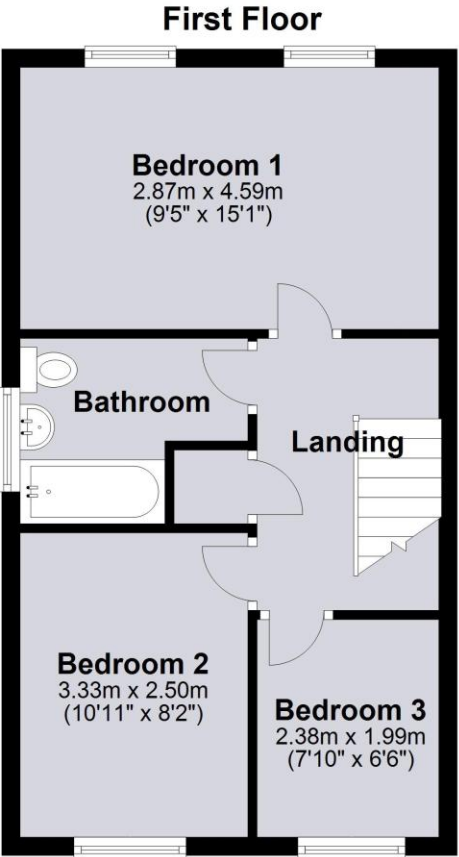


EnergyCom

Produced by EnergyCom.
This Floor Plan is presented as general guidance only.
It cannot be relied upon as a statement of fact.
Email: ed@energy-survey.com

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

FLOOR PLANS



Approximate Gross Internal Floor Area:
Ground Floor (exc. Garage): 38sq m, 409sq ft
Garage: 13sq m, 140sq ft
First Floor: 38sq m, 409sq ft

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. Council Tax Band C.

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

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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.