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**19 Robins Close**  
Stourbridge, DY8 2DG



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An excellent opportunity to purchase an immaculate three-bedroom semi-detached home with through lounge diner, kitchen refitted in recent years and attached garage.

Occupying a cul-de-sac location just off Corser street and a short walk to Mary Stevens Park. It is well placed for good local schools and local amenities within walking distance at Old Swinford. An ideal location for the commuter to Birmingham and the West Midlands conurbation with good road links and Stourbridge junction railway station.

With driveway parking and fore garden, the accommodation is approached via a central reception hall with staircase to first floor and has useful storage with large under stairs cupboard.

There is a through lounge/dining room with fireplace having gas coals fire and distinct dining area and patio window which opens the room to the garden and maximises on the sunny rear aspect ideal in the spring and summer months.



The kitchen is fitted with a range of gloss finish units with integrated hob, oven and hood understood to have been refitted approximately 5 years ago together with stainless steel inset sink, concealed central heating boiler and a recess for fridge freezer plus useful pantry.

At first floor level there is a linen cupboard and three bedrooms two of which are doubles but all having built-in wardrobes.

The bathroom features a bath, low-level wc, wash basin and is complimented by the tiled floor.

To the side of the house is an attached garage and rear garden is well-maintained and laid out with L shaped patio extending to the side and rear of the house, lawn and planted shrub borders.

Viewing is highly recommended.

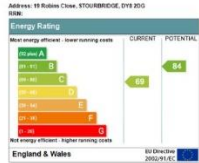


Tenure – Freehold  
EPC rating – tbc  
Council Tax Band - C



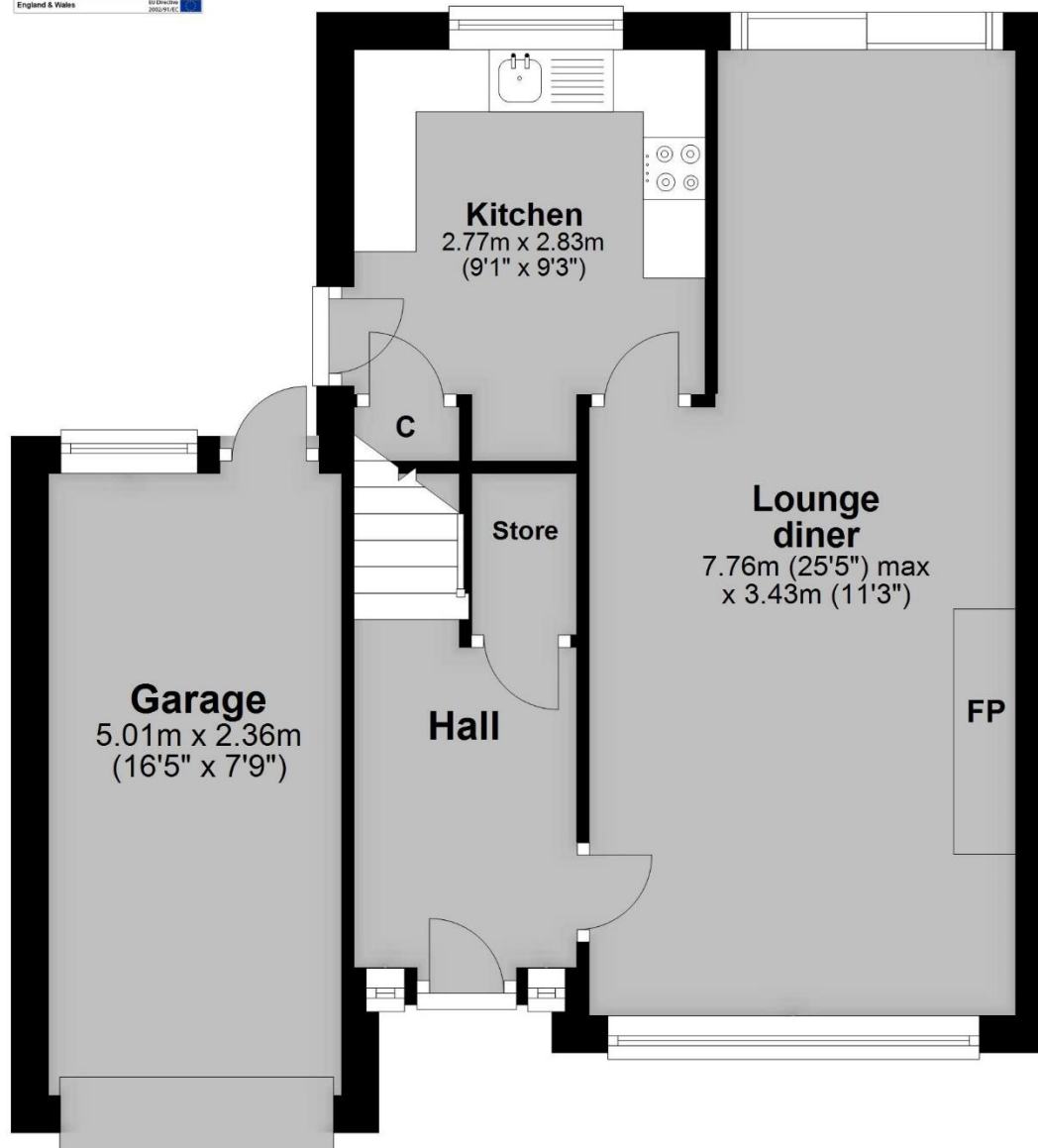


# FLOOR PLANS



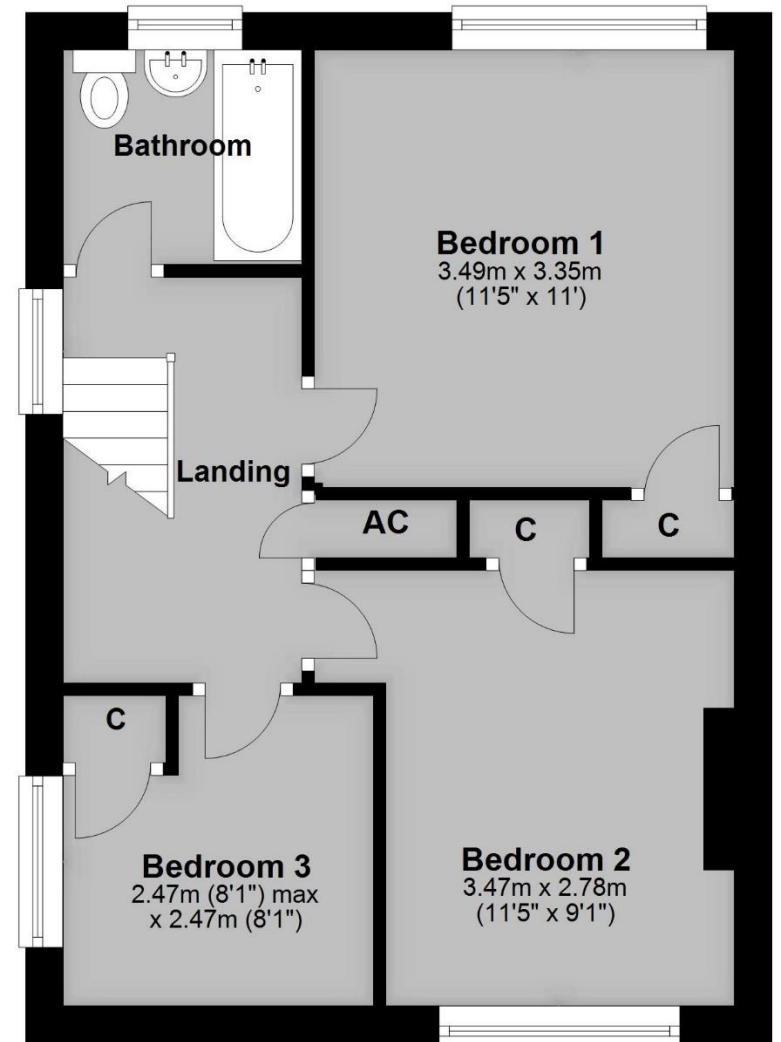
## Ground Floor

Approx. 52.6 sq. metres (566.0 sq. feet)



## First Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



Total area: approx. 93.5 sq. metres (1006.9 sq. feet)



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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 <https://www.leeshaw.com/downloads/referral-fees.pdf>

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