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**The Stewponey**  
Stourton



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## 5 The Stewponey, Stourton DY7 6RL

This modern 4 Bedroom Detached Family Home was originally built by David Payne Homes at this sought after cul-de-sac location leading off Bridgnorth Road and is well placed for nearby amenities in Kinver Village and Wollaston just a few minutes' drive away. Further facilities are also available at Kidderminster & Stourbridge Towns. The property is also close to countryside and picturesque Canalside walks and there are excellent road links for commuting in the West Midlands as well as Train Stations at both Kidderminster & Stourbridge.

With gas central heating and briefly accommodation over 2 Floors comprising: Porch, Reception Hall with Store, Guest Cloakroom, Front Lounge, separate Dining Room, Breakfast Kitchen, Utility Room, Landing, 4 Bedrooms (Bedrooms 1 with En-Suite), House Bathroom and Garage.

OVERALL, MUCH BIGGER THAN FIRST IMPRESSIONS AND WELL WORTH INTERNAL INSPECTION TO FULLY APPRECIATE. AVAILABLE WITH NO ONWARD CHAIN.

On the Ground Floor there is a Porch Entrance leading to a Through Reception Hall having stairs off to 1<sup>st</sup> Floor, door to Lounge, Store and Guest Cloakroom with wc, basin and front window.

The Lounge is a good size room, at the front, with bay window and has a mantel fireplace with hearth and inset fire. A door gives access to the rear Dining Room with patio door and door access to the Kitchen.

The Kitchen is also accessed from the Reception Hall and has a range of beach style wall and base cupboards, worktops, tiled splash backs, sink with mixer tap, Stoves built-in oven, Stoves gas hob with cooker hood over, integrated fridge and rear window. A door leads off to the Utility Room having worktop with appliance spaces below, sink and mixer tap, tiled splash back, 2 base cupboards, wall cupboard and cupboard housing the Baxi gas central heating boiler, Xpelair, rear window and door to Garden and door to Garage.

On the 1<sup>st</sup> Floor there is a Landing with spindle balustrade to stairs, loft access and Airing Cupboard with tank. Doors lead off to 4 good size Bedrooms and Bathroom.

Bedroom 1 is located to the rear and has 2 built-in double wardrobes and En-Suite with shower cubicle having screen door, basin, wc, shaver point, extractor, window and part tiled walls.

Bedroom 2 is a double size room with built-in double wardrobe and Bedroom 3 & 4 are also good size rooms with sloping roof to side with Bedroom 4 having a large Store (also with sloping roof).

There is a House Bathroom with soft cream coloured suite having bath, basin, wc, part tiled walls, extractor, side window and shaver point.

Outside, there is an Integral Garage having up and over door with tarmac Driveway to front and block paved cross over area providing shared access (for neighbour – No.3) and 2 front lawn areas with rockery. The Rear Garden enjoys an easterly aspect with block paved patio, gently elevating lawn, centre steps, borders and side access to front.

Tenure: Freehold

Council Tax Band: F



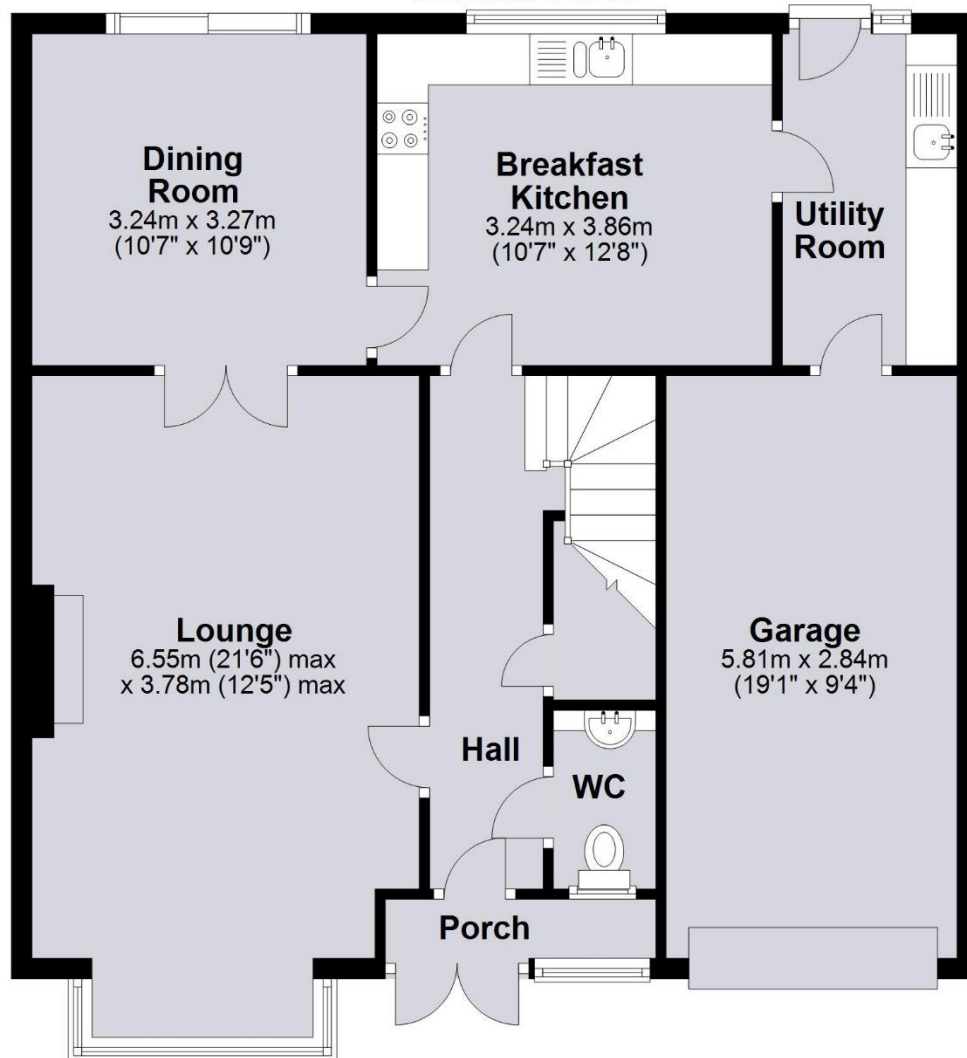




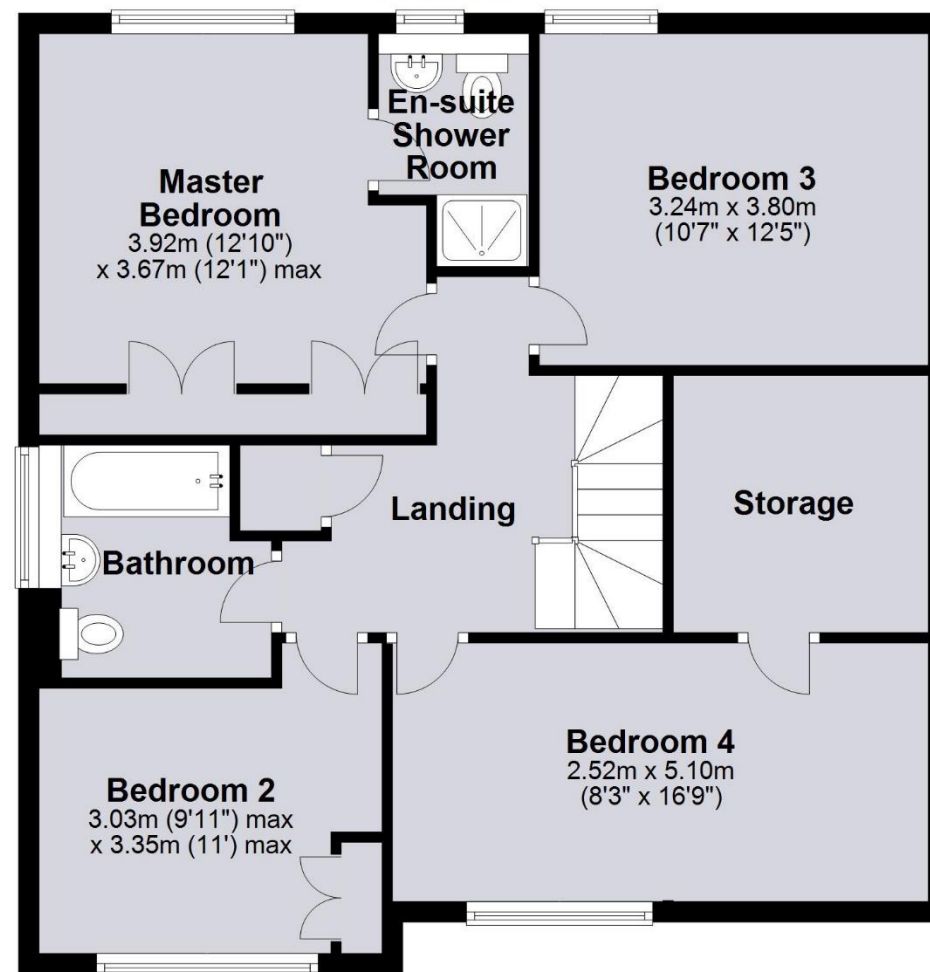


Approximate Gross Internal Floor Area:  
Ground Floor (exc. Garage): 65sq m, 699sq ft  
Garage: 17sq m, 183sq ft  
First Floor: 75sq m, 807sq ft

**Ground Floor**



**First Floor**





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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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### SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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