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**Sherbourne Road**  
Oldswinford, Stourbridge

# The **LEE, SHAW** Partnership

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## 1 Sherbourne Road, Oldswinford, Stourbridge DY8 1RJ

Fantastic opportunity – not to be missed. This Stunning Detached Family Home has been considerably extended and improved, with accommodation offering a degree of flexibility and re-appointed to a high standard, having great kerbside appeal, together with wow factor internally and is certainly a property well worth early internal inspection to truly appreciate.

They say location in property is everything and they don't come much better than this for fantastic amenities and surrounding schools all on the doorstep. Situated just off Hagley Road, at the corner of Cranbourne Road/Sherbourne Road, opposite Oldswinford Hospital School and just down from Oldswinford Cross, convenient for Oldswinford Primary and Red Hill School, with walking distance of Stourbridge Town, and Stourbridge Train Station, ideal for commuting to Birmingham, Worcester and beyond, together with excellent road links to the Midlands Motorway network.

The property benefits from updated gas central heating with stylish vertical radiators and UPVC double glazing (except Landing window), architraves/skirtings have been replaced, external landscaping to the front to include a block paved Driveway, gravelled area and pathway and Rear Garden, enjoying a West facing aspect, with patio, lawn and decking.

On entering the property there is a stylish composite double glazed front door and you are immediately aware of the excellent Hall with its engineered oak floor, and this gives access to a superbly refitted Guest Cloakroom with wc & basin. There is a generous size Lounge with skylight and a separate Study which could be used as a 4<sup>th</sup> Bedroom.

The wow factor is created by the open plan Living/Dining/kitchen which also features an engineered oak floor and has clearly defined areas with double glazed fixed screens to the rear and doors opening to the Garden. The Kitchen is refitted with fashionable grey units and includes a range of Whirlpool appliances. There is a separate Refitted Utility Room, Garage Store and original Garage (now as a Gym). The 1<sup>st</sup> Floor benefits from a two storey rear extension which has increased the size of both Bedroom 1 & 2 that both feature built-in wardrobes and Bedroom 1 with a superb refitted En-Suite. Bedroom 3 is also a double size room which has access to a loft room. The main House Bathroom has been refitted with a white suite and also includes a shower cubicle.

OVERALL, THIS IS A WELL EXTENDED FAMILY HOME, IMPROVED AND UPDATED, IN A GREAT LOCATION – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Reception Hall having Entrance Area with mat, composite double glazed front door and side screens, engineered oak floor, grey vertical radiator, recessed ceiling lights, stairs to 1<sup>st</sup> Floor with spindle balustrade, Store (below), additional Store (with Ideal gas central heating boiler) and doors leading off.

There is a Refitted Guest Cloakroom with white suite including semi-recessed basin having grey vanity cupboards, combined white wc with concealed cistern, tiled floor, chrome ladder radiator and 2 UPVC double glazed front windows.

The main Sitting Room has a skylight, rear UPVC double glazed window and grey vertical radiator.

There is also a Study (or Bedroom) with UPVC double glazed window, range of wall cupboards and grey vertical radiator.







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The wow factor is created by the open-plan Living/Dining/Kitchen having defined areas. The Living Area opens to the Kitchen with half wall and with a wide opening to the Dining Area with rear UPVC double glazed doors, UPVC double glazed rear fixed screens, vertical grey radiator and opens to the Breakfast Area of the Kitchen. The Kitchen has a range of grey units, tall cupboard with integrated fridge, tall cupboard with integrated freezer, Whirlpool oven and Whirlpool combination oven/microwave, range of base cupboards and pan drawers, integrated dishwasher, Whirlpool induction hob with cooker hood over, worktops and tiled splash backs, sink and mixer tap, breakfast bar with cupboards and drawers below, recessed ceiling lights, engineered oak floor, grey vertical radiator and Pantry,

A door gives access to the refitted Utility Room also in grey with 2 tall cupboards, 2 worktops with tiled splash backs, range of base cupboards, square sink with mixer tap, appliance space, LVT floor, grey vertical radiator and rear UPVC double glazed window and door. A door leads off to the Garage Store with electric door.

There is a small external courtyard between the Utility Room and GYM (was original Garage) with UPVC double glazed patio door and rear part double glazed UPVC pedestrian door.

On the 1<sup>st</sup> Floor there is a Landing with coloured leaded single glazed timber window to stairs, spindle balustrade, grey vertical radiator, loft access with ladder, double glazed roof window over stairs and doors to 3 Bedrooms and Bathroom.

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Bedroom 1 has been extended to the rear and has 2 double wardrobes with sliding mirror doors, UPVC double glazed rear window and 2 grey vertical radiators. A door leads off to the Refitted En-Suite having walk-in shower with side screen and waterfall shower, white basin with vanity cupboard below, white wc with concealed cistern, tiled walls and floor, X-pelair, mirror cabinet and grey ladder radiator

Bedroom 2 has been extended to the rear having large wardrobe with sliding doors, 2 grey vertical radiators and rear UPVC double glazed window.

Bedroom 3 is also a double size room, with UPVC double glazed window, grey vertical radiator and timber open tread steps to a small Loft Room having spindle balustrade, recess with shelving, built-in drawers, grey vertical radiator and double glazed roof window.

There is a Refitted Bathroom having a white suite with bath having tiled surround, semi-recessed basin with grey vanity cupboard below, wc with grey concealed cistern, tiled shower with screen door and waterfall shower, grey ladder radiator, tiled floor, UPVC double glazed window and X-pelair.

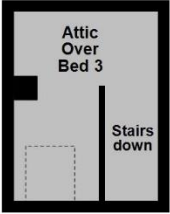
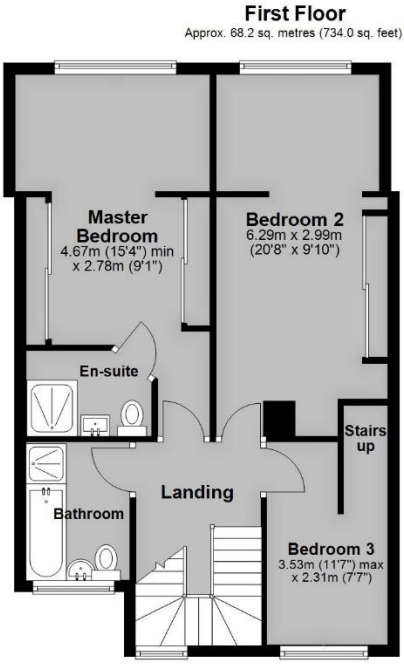
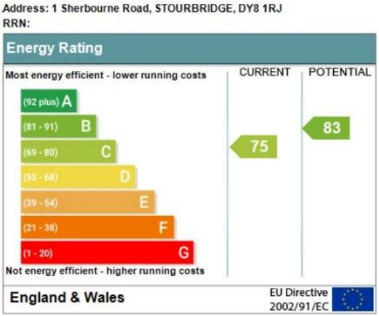
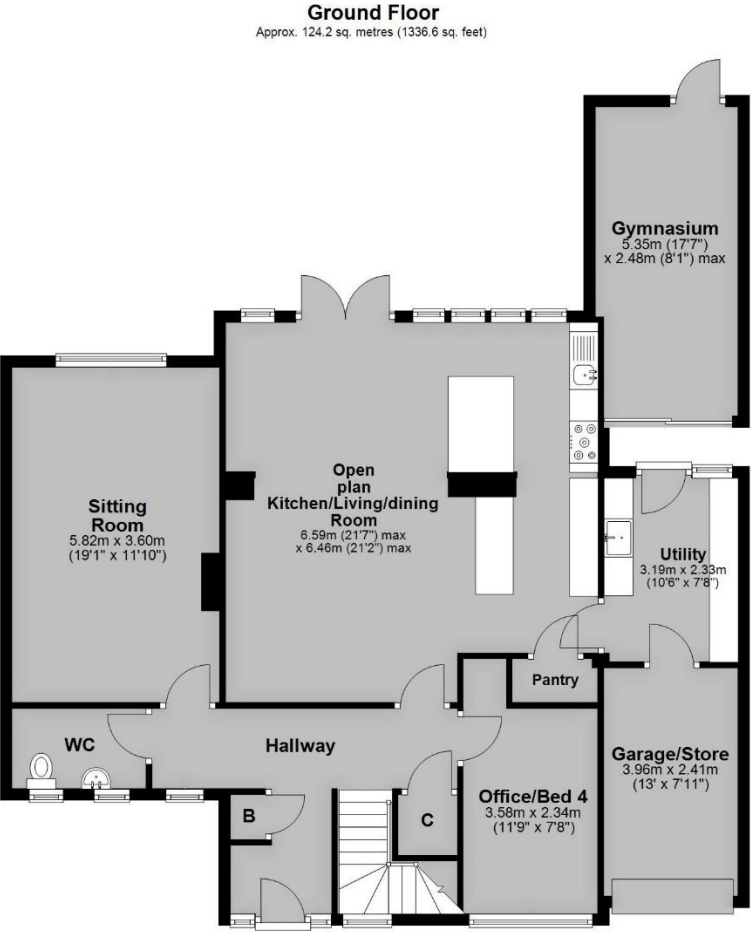
The Rear Garden is West facing with paved and chipping patio, small pond to side with pergola over, small lawn, 2 rear planting beds, decking patio with pergola over and external power points, lights and tap. There is also an External Store with part double glazed UPVC door.

At the front there is a block paved Driveway, corner gravelled area with hedge and with pathway to the front entrance.

Tenure: Freehold  
Council Tax Band: D



# FLOOR PLANS



EPC area does not include the Attic, garage and Gymnasium

Total area: approx. 192.4 sq. metres (2070.6 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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