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12 Pavilion End
The Oval, Prestwood

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12 Pavilion End, The Oval, Prestwood, DY7 5PF

This well presented and spacious 2 Bedroom Link Detached house enjoys a cul-de-sac position and benefits from a Conservatory, 2 good sized Bedrooms, Garage and forms part of the sought after 'The Oval' development suitable for buyers over the age of 55.

The Oval leads off the main A449 Kidderminster/Wolverhampton Road at Prestwood and enjoys a most attractive and delightful semi-rural setting having an incredibly picturesque approach with bridge crossing the river Stour and surrounding fields, together with surrounding woodland making for a more exclusive and unique development of Bungalows/House where inspection is essential to fully appreciate.

With gas central heating, double glazing and comprising; Porch, Entrance Hall, Kitchen/Diner, Guest Cloakroom, Lounge, Conservatory, Landing, 2 Bedrooms, Shower Room, single Garage, Driveway parking and Rear Garden.

OVERALL, A SPACIOUS 2 BEDROOM HOUSE LOCATED IN AN IDYLIC SEMI-RURAL POSITION. INTERNAL INSPECTION IS ADVISED! AVAILABLE WITH NO UPWARD CHAIN!

On approach, you are greeted by a paved path leading to the front door with shrubs to the side and parking.



On the Ground Floor, there is a UPVC Porch Entrance with door leading into the Reception Hall having stairs off to 1st floor Landing and doors to;

The Kitchen/Diner is fitted with a range of wooden 'shaker' style wall and base cupboards, worktops that incorporate an inset sink and drainer, gas hob, oven, built in fridge freezer, space for additional appliances, tiled floor and windows to front and rear Garden.

The spacious Lounge is located at the front and benefits from a gas fire with surround and double doors leading into the Conservatory. The Conservatory has French doors leading out to the rear Garden.

On the 1st floor, there is a Landing having loft access, airing cupboard and doors to:

Both Bedroom 1 & 2 are good sizes and benefit from built-in wardrobes. The Shower Room is fitted with a white suite comprising; WC, walk-in shower with electric shower head, pedestal sink, half tiled walls and wall mounted storage.

Externally, the private rear Garden has a paved patio with shrubs. There is a useful side access, outside water tap and a door allowing access into the Garage. The Garage has an up and over door, electric and lighting.

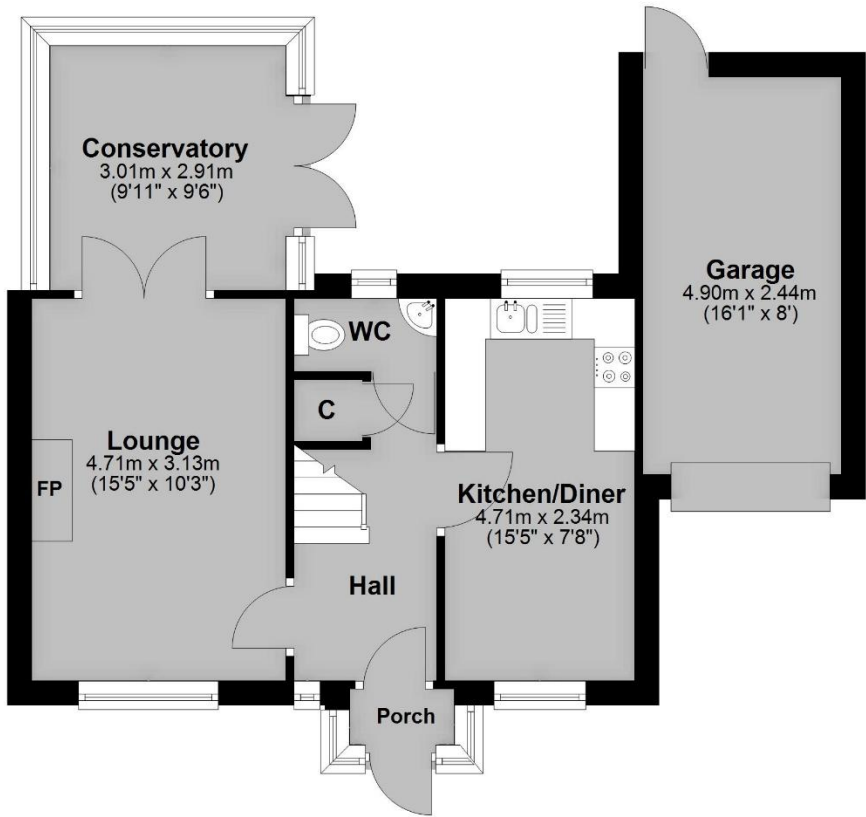
Please note, there is a monthly service charge of £86.84 which is payable to 'Completelink', the site maintenance team, to take care of the maintenance of the surrounding grounds/communal areas. Tenure: Freehold.



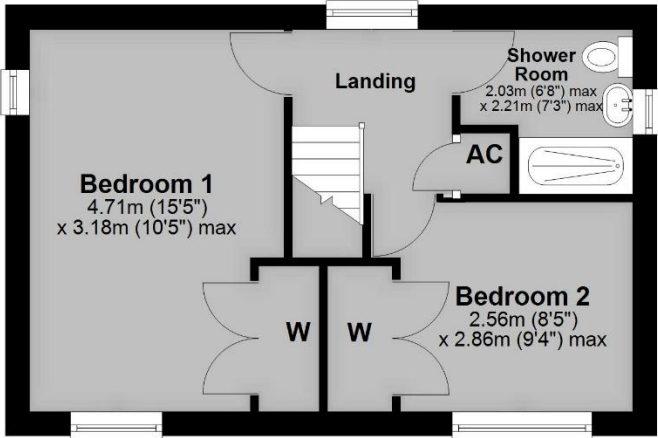
FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 57.1 sq. metres (614.4 sq. feet)



First Floor
Approx. 35.4 sq. metres (380.5 sq. feet)



Total area: approx. 92.4 sq. metres (994.9 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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