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16 Lea Castle Drive
Kidderminster

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16 Lea Castle Drive, Kidderminster, DY10 3FB

Fantastic opportunity to acquire this ready to move into modern Semi Detached family home, situated at an attractive new development on the outskirts of Kidderminster. The spacious property is over 3 floors and benefits from 3 double Bedrooms and a South facing Rear Garden. Being ideally positioned with peaceful rural surroundings having local amenities and public transport links close by, together with reputable primary and secondary schooling. Comprising gas central heating, UPVC double glazing throughout and available with no upward chain!

Accommodation is over three floors and briefly comprises; Reception Hallway, WC, Living/Dining Room, Kitchen, 1st floor Landing, 2 double Bedrooms, House Bathroom, 2nd Floor Landing, Master Bedroom with En-suite.

OVERALL A QUALITY, READY TO MOVE INTO FAMILY HOME. AVAILABLE WITH NO UPWARD CHAIN!



On approach, you are greeted by a paved pathway which leads up to the front door with lawn either side, to the side of the property there is a tarmac driveway which provides off road parking for multiple vehicles. On entrance to the property, the composite front door leads through to the inviting Reception Hallway which has stairs to first floor Landing, WC and door to;

The Living/Dining Room is located at the rear of the property and benefits from French doors leading out to the rear Garden. There is a useful understairs storage cupboard and access through to the Kitchen.

The Kitchen has a window to the front and is fitted with a range of white gloss wall and base units with laminate worktops, inset sink and drainer, built-in 'Indesit' gas hob with extractor fan above, oven, dishwasher, washing machine and fridge freezer.

On the 1st floor Landing there are stairs leading off to the 2nd floor and doors to; There are 2 Double Bedrooms with both benefitting from dual aspect windows which provides ample natural lighting. The House Bathroom is fitted with a white suite comprising; WC, pedestal basin and bath with shower over.



On the 2nd floor Landing there is a Velux window, storage cupboard and access to the Master Bedroom.

The spacious Master Bedroom is located at the front of the property and benefits from an En-Suite Shower Room which comprises; WC, pedestal basin and enclosed shower cubicle with waterfall shower head.

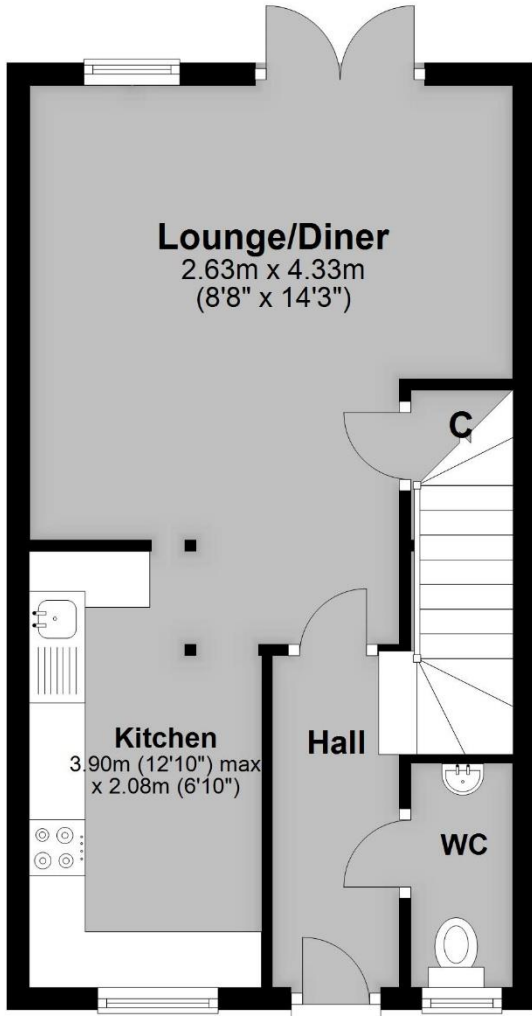
Externally, the South facing rear Garden has an attractive curved brick wall boundary, and a paved patio with spacious lawned area beyond. In addition, there is secure gated side access and outside water tap.



FLOOR PLANS

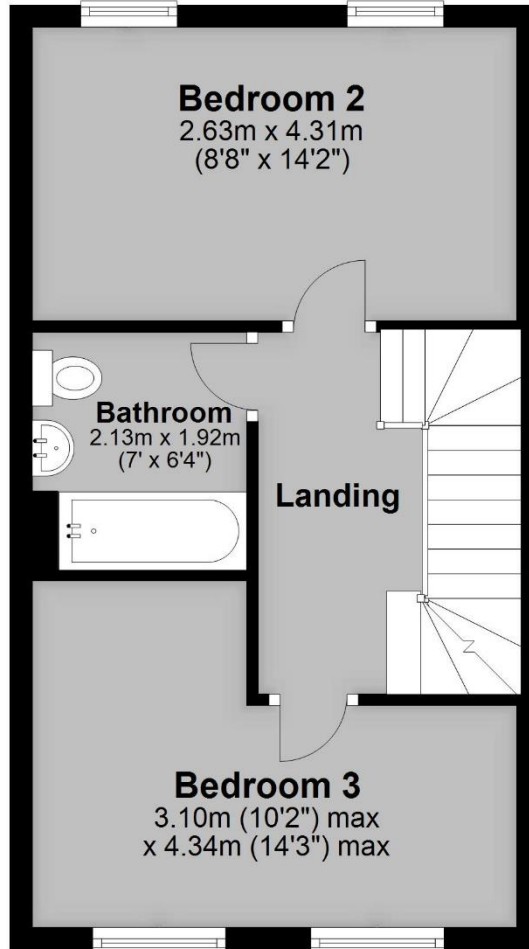
Ground Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



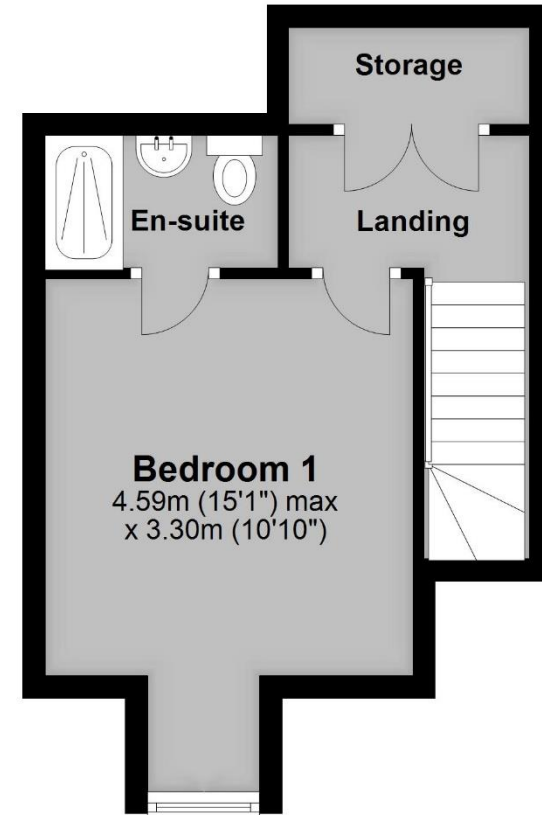
First Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.9 sq. feet)



Total area: approx. 93.1 sq. metres (1002.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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

Kempson House, 101 Worcester Road
West Hagley, Worcestershire DY9 ONG

Sales: (01562) 888111
hagley@leeshaw.com www.leeshaw.com

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