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59 Lynwood Drive
Blakedown

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59 Lynwood Drive, Blakedown, DY10 3JZ

A 2 bedroom semi-detached home benefitting from a cul de sac location within easy walking distance of Blakedown train station for the commuter, driveway parking, 2 bedrooms, bathroom with shower, lounge plus conservatory providing additional living space and kitchen. There is an enclosed private rear garden and the property benefits from PVCU double glazing and gas fired central heating.

Located in the village of Blakedown between Hagley and Kidderminster ideally placed for commuting with just a short walk to the Village Railway Station with direct service to Birmingham, Worcester and the ability to get to London. Local schooling is of high repute including Blakedown Church of England Primary School and catchment for Hagley Schools including Hagley Catholic School and Haybridge High School which are just one stop on the train. Close by is also Churchill and Blakedown Golf Club and walks in open countryside.



Accommodation includes canopy porch, central reception hall with staircase to first floor and useful under stairs storage cupboard. The tiled floor runs through into the kitchen which features 1 ½ Bowl stainless steel inset sink, with woodblock work surfaces and cream high gloss units with attractive glass coloured mosaic tile splashback together with slot in range cooker with hood and integrated fridge freezer. There is space for a washing machine.

Living room with focal point being an electric fire surround with pebble style fire, lighting is provided with wall uplighters and the double glazed patio window leads to the additional living space provided by the conservatory which is PVCU double glazed and with French doors to the rear garden.

At first floor level the landing is naturally lit with a side window and there is an airing cupboard which houses the central heating boiler.

The master bedroom is located at the front with mirror sliding door fitted wardrobe incorporating shelving and hanging rail.



There is a second bedroom and house bathroom with white suite comprising bath with Triton T80 shower over, low level WC with push button flush and vanity wash basin. The side gated path leads to the rear garden which is very private and hedged with small patio area and lawn.

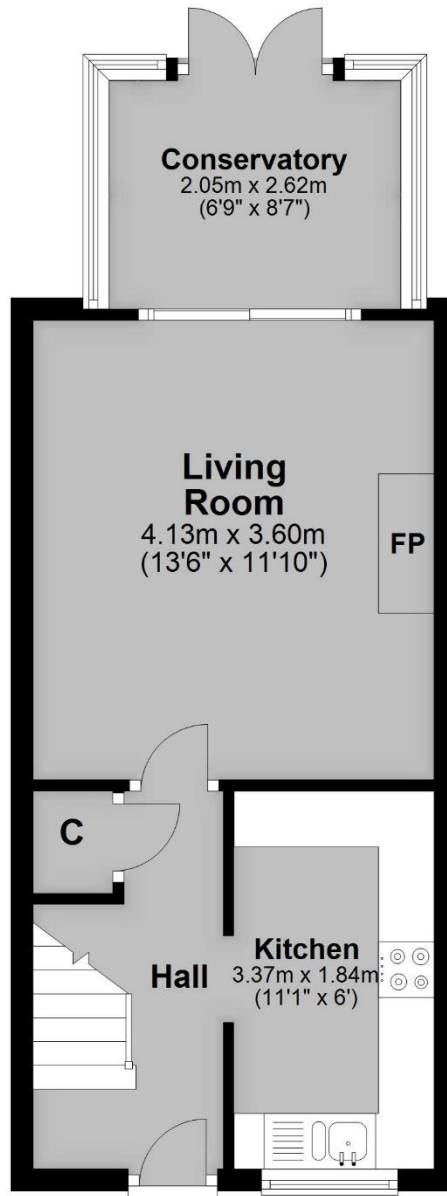
There is a service charge payable annually of £275 to the management company.

EPC- D
Council tax band- C
Tenure- Freehold



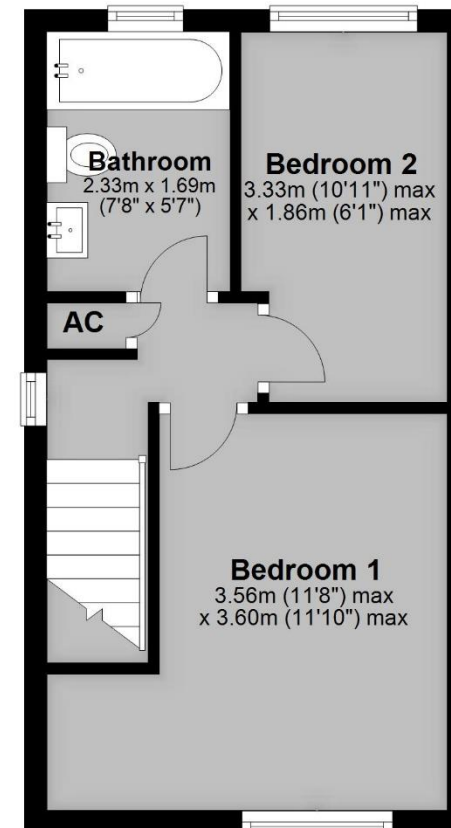
FLOOR PLANS

Ground Floor
Approx. 33.2 sq. metres (357.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

First Floor
Approx. 25.3 sq. metres (272.2 sq. feet)



Total area: approx. 58.5 sq. metres (629.3 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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