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1 Swan Close
Blakedown

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1 Swan Close, Blakedown, DY10 3JT

Ideal village living for the commuter, this fabulous 4 bedroom detached home provides spacious family living with through lounge, separate dining room, study, breakfast kitchen, double garage, master bedroom with dressing area and ensuite shower room plus house bathroom. Occupying a Cul de sac location with lovely gardens providing privacy and substantial gazebo for outdoor entertaining.

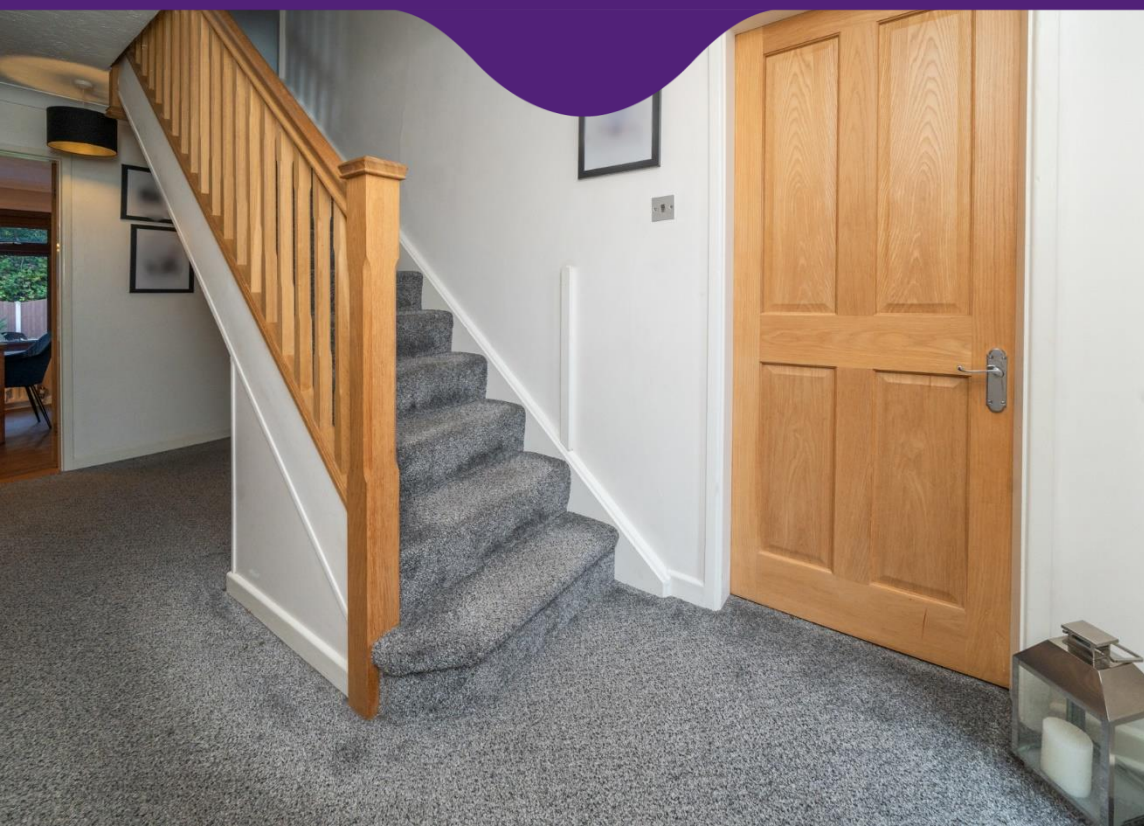
With good road links to the West Midlands conurbation Worcester, Kidderminster and the motorway network the location is also within a short walk of Blakedown train station.

Churchill and Blakedown Golf Course is close by and for families with children Blakedown Church of England Primary School feeds into the Hagley school catchment for secondary schools including Haybridge High School which is just one stop away on the train.

The village is surrounded by lovely open countryside and some fabulous walks.

The property stands back behind a block paved driveway parking which leads to the double garage. The front door leads to a central reception hall and there are oak finish internal doors and oak balustrading to the staircase.

There is a contemporary guest cloakroom with low level WC and vanity wash basin together with Karndean flooring.



The through lounge is a good size for family living and entertaining and benefits from a log burner making it particularly cosy in the cooler months with French doors to rear garden.

Double doors from the hall open to the dining room which has 2 windows with views over the garden and adjoining this is the breakfast kitchen which features a range cooker and integrated dishwasher with space for American style fridge freezer. There is an attractive range of shaker style units with wood block work surfaces and peninsular unit providing breakfast bar plus a distinct dining area.

For that work from home facility there is a separate study which could be multipurposed as a playroom.

At first floor level the landing gives access to 4 well proportioned bedrooms, the master with walkthrough dressing room and fitted wardrobes which leads to a particularly stylish ensuite shower room refitted with easy level access shower with glass screen low level WC and wash basin with marble style tiling which makes a real statement.

There is an excellent house bathroom serving the remaining bedrooms with corner bath, wash basin and WC.

The linen cupboard provides additional storage and a loft hatch to the landing with pull down ladder giving access to the roof space.



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we sell **homes.**



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Despite being a modern house the property has actually been reroofed and insulated together with dry fixed ridge tiles to reduce maintenance.

The double garage has a rear pedestrian door to the garden together with insulated roller sectional door to the front for vehicular access.

The rear garden has patio area, substantial gazebo with pitched roof which is ideal for entertaining whether to gain some shade or protection from the weather. Gardens are mainly laid to lawn and are ideal for children to play safely. There is also a patio towards the bottom of the garden together with garden lighting.

Tenure: Freehold

Council tax: E

EPC: C

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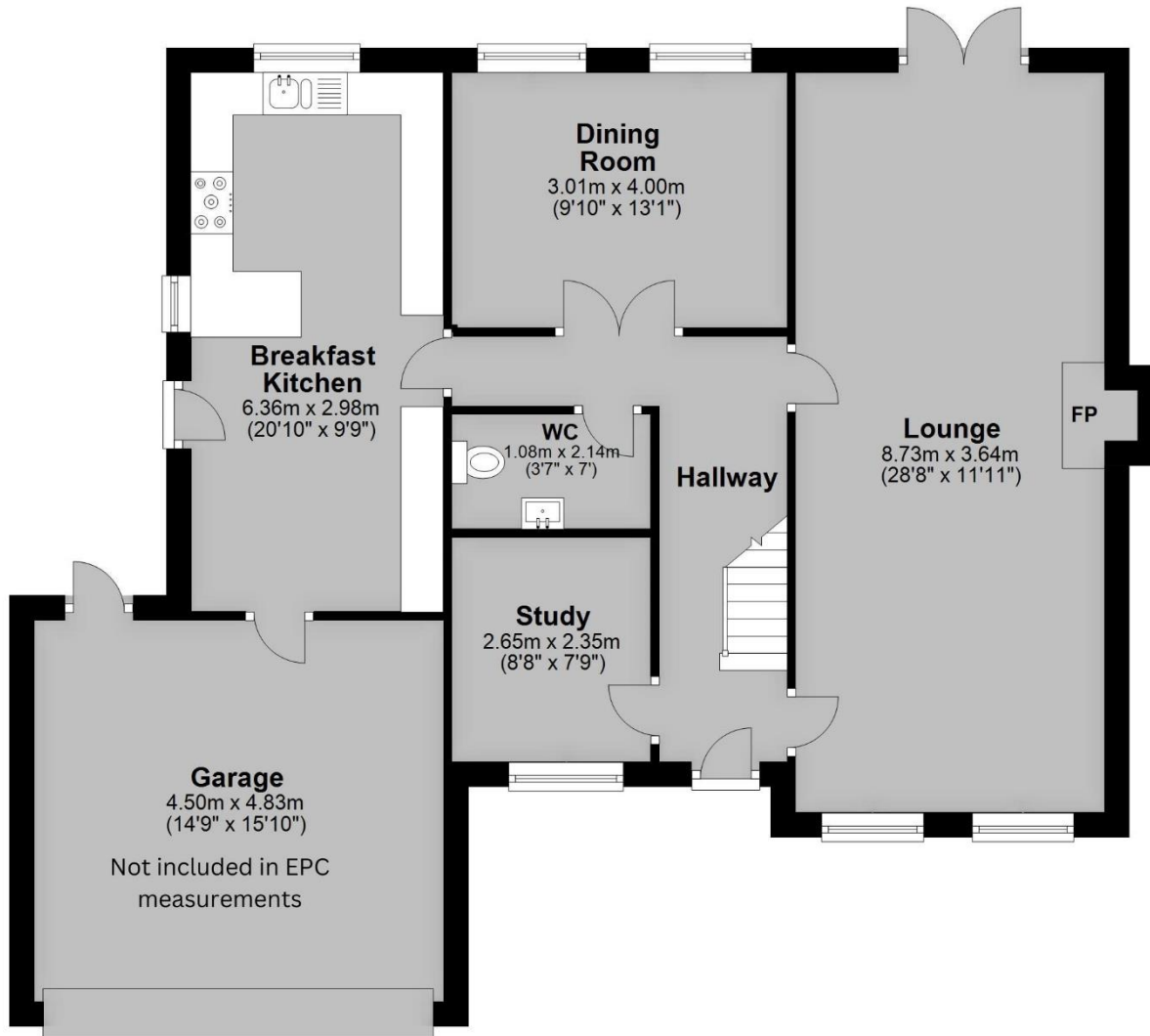




FLOOR PLANS

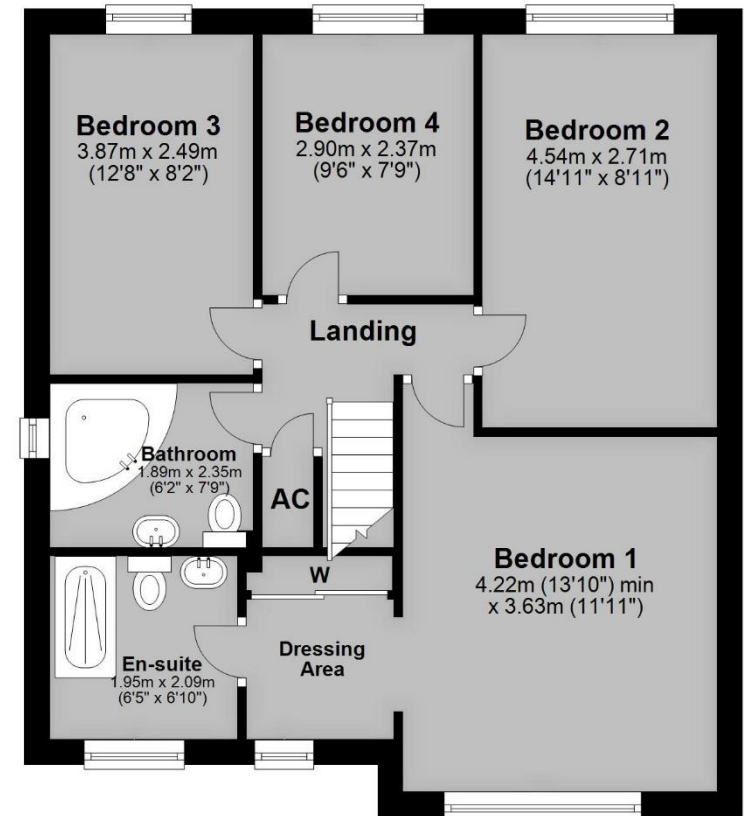
Ground Floor

Approx. 105.8 sq. metres (1139.3 sq. feet)

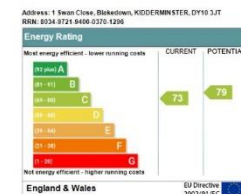


First Floor

Approx. 64.5 sq. metres (694.1 sq. feet)



Total area: approx. 170.3 sq. metres (1833.4 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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