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Brook Crescent, Wall Heath
Kingswinford

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Brook Crescent, Wall Heath, Kingswinford

- 4 Bed Detached Family Home
- 2 Reception Rooms
- Breakfast Kitchen
- WC
- Master Bedroom & en-suite
- House Bathroom
- Garage & Off Road Parking
- EPC - C



A substantial, 4 Bedroom Detached Family Home that has been maintained to a high standard by the current homeowners and is well appointed throughout. This delightful home presents owners with a fantastic opportunity to buy a property in a highly sought after area of Wall Heath, being well located for good primary and secondary schools, local schools, good transport links, and local amenities within Wall Heath Village.

This immaculate and elegant detached family home is entered under the Canopy Porch opening through to the Entrance Hall with Karndean flooring, understairs storage, and Cloaks/ WC. Off the Hallway and located to the front of the property is the impressive 16' Lounge boasting views off into the distance, a feature fireplace and double door access into the Dining Room.



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We don't sell houses
we sell **homes.**



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Being located at the rear of the property the Dining area leads out to the stunning rear garden alongside flowing nicely into the Breakfast Kitchen.

The Modern and well-appointed light wood Breakfast Kitchen offers integrated appliances and laundry facilities, ample storage, and a uPVC side door leading out to the driveway and Garage.



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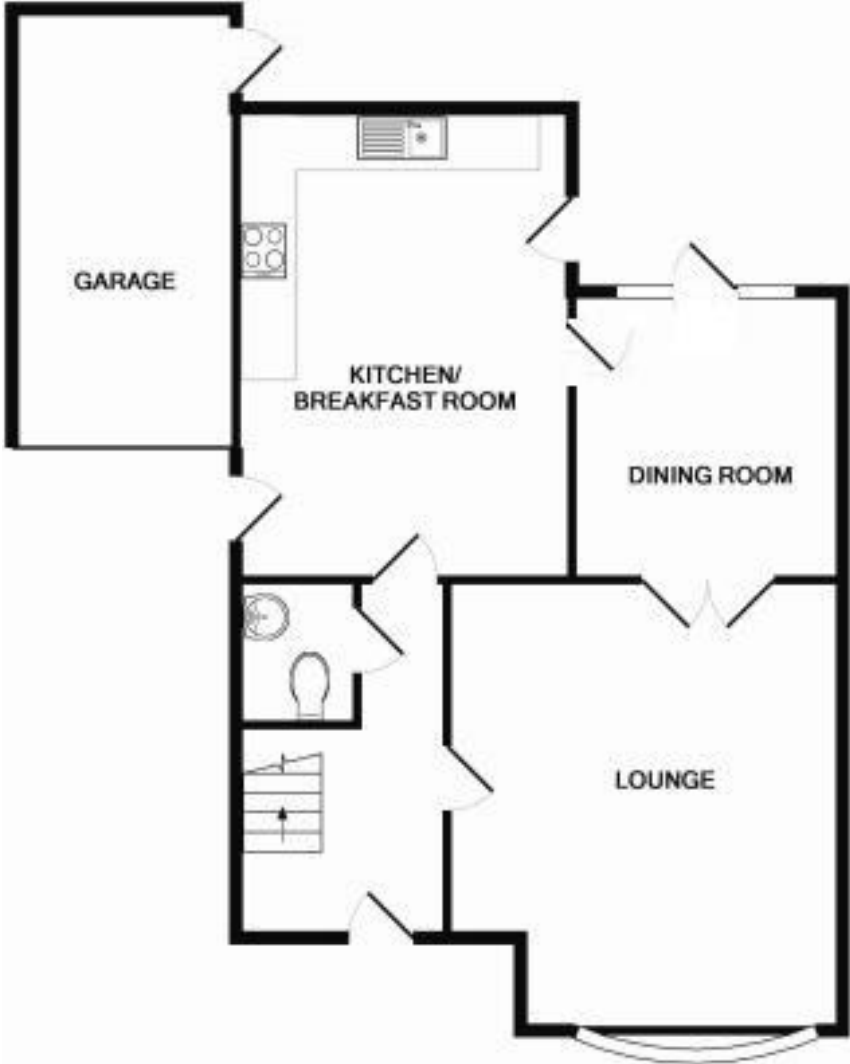
Heading upstairs and on the first floor is a generous Landing with airing cupboard, a spacious Master Bedroom with en-suite shower room and space to add in built-in wardrobes, a second well sized double Bedroom benefitting from being rear facing and with views out over the garden, a third double which provides the loft access, and a 4th well proportioned Bedroom. Also located on the first floor is the house Bathroom with shower over bath.

Externally is a fore lawn with broad driveway for ample off road parking and access into the Garage. At the rear is a patio seating area, an immaculate lawn with established flower beds and a pleasant aspect looking back at the property.

OVERALL A QUALITY FAMILY HOME IN A POPULAR WALL HEATH ADDRESS. INTERNAL INSPECTION ADVISED!



FLOOR PLANS



GROUND FLOOR



1ST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 74 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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