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35 Granville Drive
Kingswinford

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35 Granville Drive, Kingswinford, West Midlands, DY6 8LH

A well presented 3 Bedroom Detached family home, located in a quiet Kingswinford address. The property offers scope to modernise and potentially extend, subject to planning permission, and is conveniently located close by to a number of primary and secondary schools, as well as a range of amenities and public transport links being on the doorstep. The property stands on a generous plot with ample off road parking to the front and sizeable and incredibly private garden to the rear. There is generous and well planned accommodation throughout and internal inspection is advised to appreciate scope on offer!

Accommodation is over two floors and briefly comprises; Reception Hallway, Lounge, Dining area, Kitchen, tandem Garage, Landing, three generous Bedrooms, Bathroom, separate WC and private rear Garden.

OVERALL A FANTASTIC OPPURTUNITY TO ACQUIRE A PROPERTY TO PERSONALISE AND ADD VALUE. NO UPWARD CHAIN!

EPC – F
COUNCIL TAX BAND - C



On approach, you are greeted by a a tarmac driveway with decorative and well stocked gravelled borders to the side. On entrance to the property, the Reception Hallway has stairs to the first floor Landing, useful meter/cloaks cupboard and doors to;

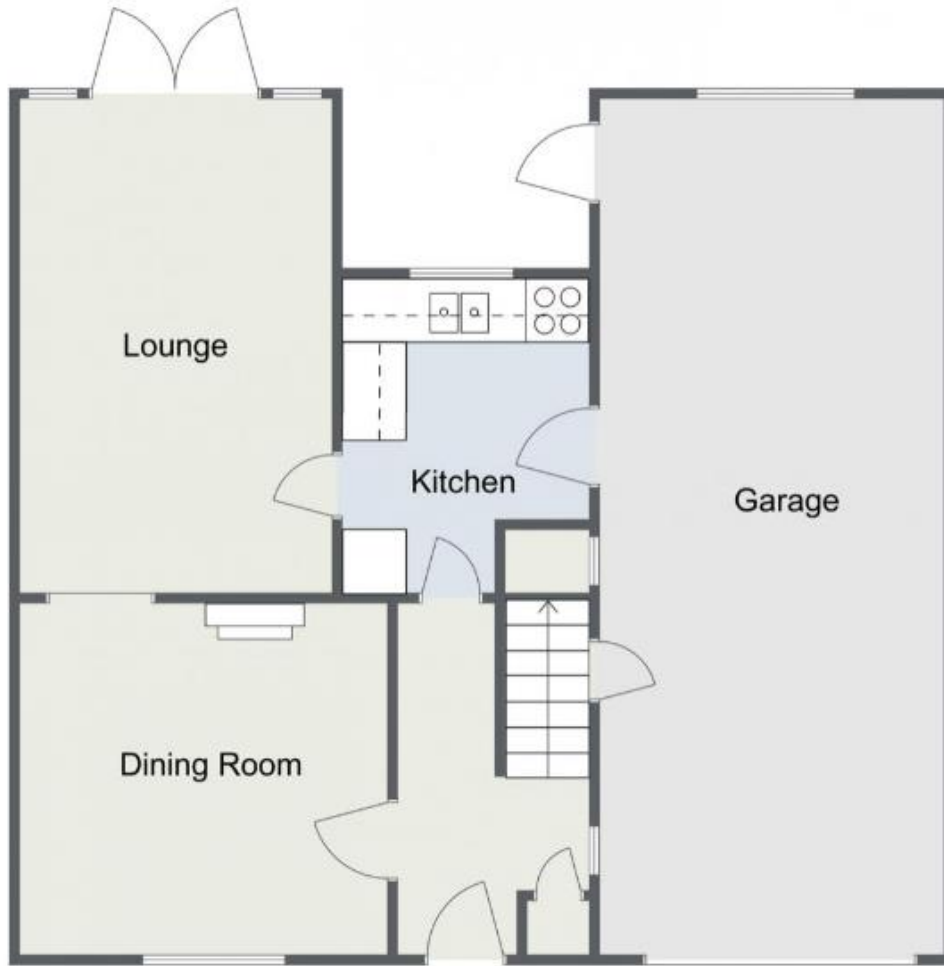
The Lounge area has a gas fire with feature surround and archway that leads to the Dining area. The Dining area has an electric fire with feature surround and patio doors that lead out to the rear Garden. The Kitchen is fitted with a range of units that leaves space for a cooker and additional appliances. A door from the Kitchen leads into the tandem Garage. The Garage houses the combination gas central heating boiler, there are power points, lighting, double doors to the front and door to the rear that gives access to the Garden.

To the first floor, the Landing has useful loft hatch access and there is a storage cupboard. Doors gives access to; There are three good size Bedrooms, and Bedroom two benefits from delightful views over the neighbouring playing fields. The Bathroom is fitted with a traditional bath and pedestal basin, and there is a separate wc. Externally, the pleasant rear Garden has a paved patio area with vast lawned area beyond. There is gated side access and an outside tap.



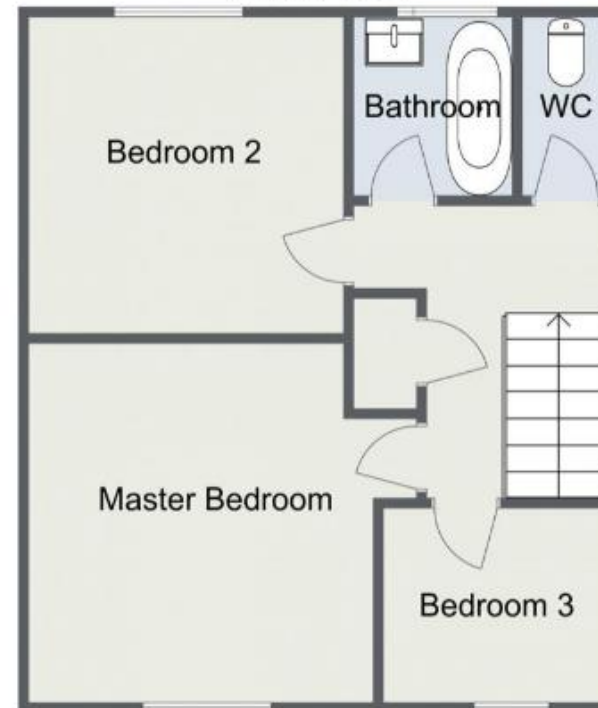
FLOOR PLANS

Granville Drive, Kingswinford
Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

First Floor



Total Area Approx
102.3 Sq M
1101.2 Sq Ft



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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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