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104 Brook Street
Wall Heath

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104 Brook Street, Wall Heath, Kingswinford, DY6 0JH

This substantially extended and much improved Detached family home is situated along a quiet address in Wall Heath. In recent years, the property has undergone many improvements, and now boasts thoughtfully planned accommodation across two floors, with open-plan living to the rear, further Reception room to the ground floor, and four generous Bedrooms. In addition, there are two contemporary re-fitted Wet Rooms, one of which is located to the ground floor and could be ideal for disabled use. The property is ideally located in a popular address, just a stones throw from a range of amenities in Wall Heath village available, commuter links on the doorstep and being in the catchment area for good primary and secondary schooling. With gas central heating, solar panels, and UPVC double glazing throughout, this contemporary, well appointed property makes an ideal family home

Accommodation briefly comprises; Porch, Reception Hallway, 'L' shaped Lounge with feature electric fire, ground floor Wet room, extended Kitchen with opening through to the generous Conservatory, Garage, Landing, four good size Bedrooms, Wet Room and private vast rear Garden with steps that lead down to a pleasant brook.

OVERALL A QUALITY PROPERTY THAT HAS BEEN THOUGHTFULLY IMPROVED AND EXTENDED TO CREATE A SPACIOUS AND CONTEMPORARY HOME. INTERNAL INSPECTION ADVISED!

EPC -C
COUNCIL TAX BAND - E



On approach, you are greeted by a concrete print driveway which provides ample off road parking for multiple vehicles. On entrance to the property, the composite front door leads into the Porch where a further door leads into the inviting Reception Hallway. The Hallway has stairs to the first floor Landing and doors to;

The 'L' shaped lounge has a feature electric fire inset into the wall, there are spotlights throughout and underfloor heating. To the rear of the property, the Kitchen has an opening through to the Conservatory which is of UPVC surround and has double doors that open out to the rear Garden. The Kitchen is fitted with wooden units with an inset sink and drainer, electric hob, built in electric oven and there is space for a tumble dryer and washing machine. Further to this, there are power supplies ready to fit underfloor heating throughout the Kitchen and Conservatory area, and there is a stable door from the Kitchen that also leads to the Garden.

There is a Wet Room to the ground floor that is fitted with a suite comprising; wc, basin and electric shower with feature 'waterfall' shower head. There is tiling throughout, a heated towel rail and underfloor heating.

The Garage has double doors to the front, power points, lighting, hot water tank, battery storage for the solar panels and the Garage also houses the 'Worcester Bosch' gas central heating boiler.



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we sell **homes.**



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To the first floor, the Landing has useful loft hatch access, tiled flooring with underfloor heating throughout and there are doors to;

There are four generous Bedrooms of which all feature tiled flooring and underfloor heating throughout. There is a further Wet Room to the first floor which is fitted with; wc, basin and two showers with feature 'waterfall' shower heads. There is underfloor heating and a heated towel rail.

Externally, the pleasant rear Garden has a concrete print patio that leads to a pathway with vast graveled areas either side. At the bottom of the Garden, there are sleeper flower beds/steps that lead to a further patio area that enjoys views overlooking the neighbouring brook.



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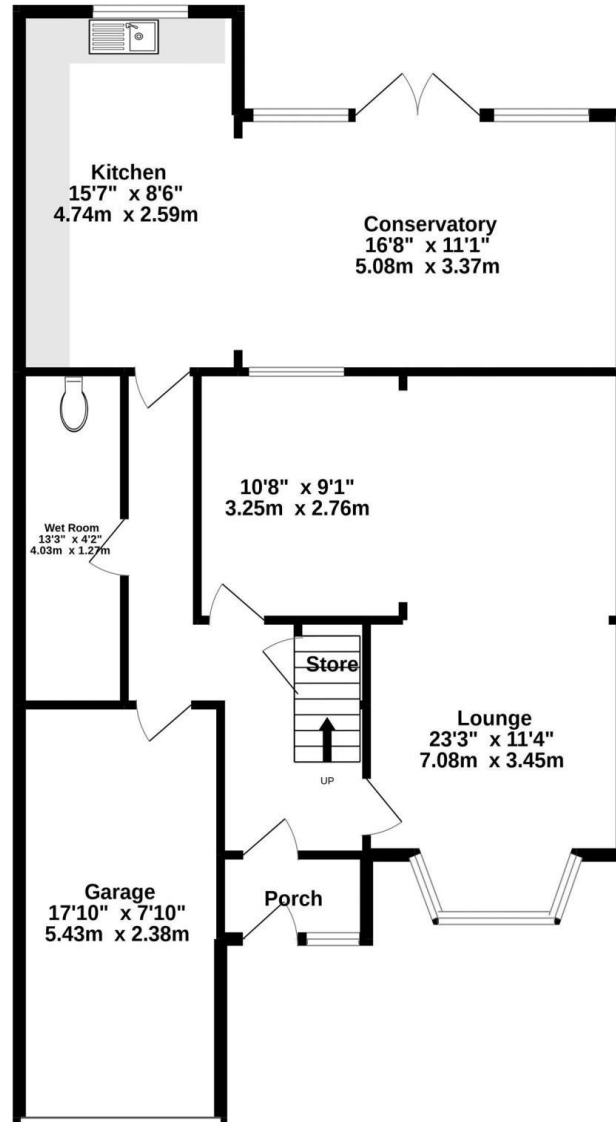
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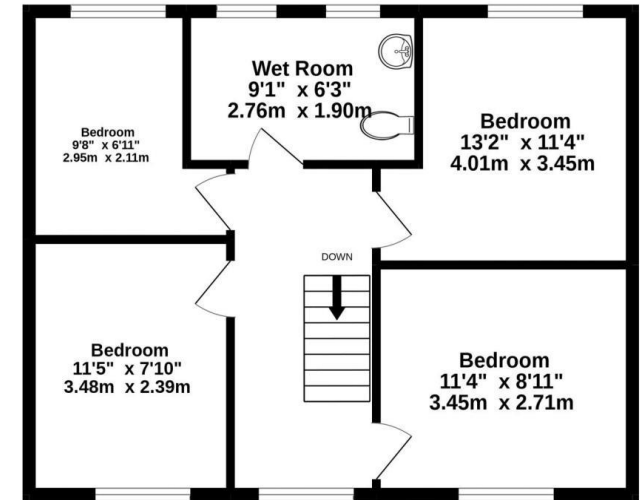
FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



1st Floor



Brook St, Dy6 0jh



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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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