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11 The Rise
Kingswinford

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11 The Rise, Kingswinford, West Midlands, DY6 8LB

A well presented 4 Bedroom Detached family home that occupies a private corner plot at the head of a quiet cul-de-sac address, enjoying far reaching views overlooking the area. This modern property, built in 2000, has a versatile, and spacious layout to both the first and second floor, making this the ideal property for a growing family. To the ground floor, there is a good size Breakfast/Kitchen and two separate reception rooms, and to the first floor there are 4 generous Bedrooms a family shower room and En-Suite shower room. Externally, the property enjoys a private, low maintenance rear Garden and there is Garage and ample off road parking to the front. Being well situated with a range of amenities close by, good schooling on the doorstep and public transport links just a short walk away. With 'Worcester Bosch' gas central heating and UPVC double glazing throughout.

Accommodation is over two floors and briefly comprises; Reception Hallway with ground floor wc off, Dining room, Lounge with sliding patio doors to the rear Garden, Breakfast/Kitchen, Garage, Landing with airing cupboard, Master Bedroom with En-Suite, 3 further Bedrooms, family Shower room and private rear Garden.

AN IDEAL HOME FOR THOSE REQUIRING SPACIOUS LIVING ACCOMMODATION IN A SECLUDED ADDRESS TUCKED AWAY BEYOND A PRIVATE DRIVEWAY. VIEWING ADVISED TO APPRECIATE POSITION AND LAYOUT ON OFFER.



On approach, you are greeted by a private tarmac driveway with block paved driveway beyond that leads to number 11. There is a decorative lawned area to the side and a UPVC front door leads into the Reception Hallway. On entrance to the property, the inviting Hallway has stairs to the first floor Landing, a useful ground floor wc off and doors to;

There is a Dining room to the front of the property which could be further utilised as a Home Office or play room if required. To the rear of the property is a spacious Lounge that features a gas fire with timber surround and sliding patio doors to the rear Garden. The Breakfast/Kitchen is fitted with a range of wooden units with laminate worktops that incorporate an inset 1.5 bowl sink and drainer, inset gas hob with extractor fan above, there is a built in dishwasher and fridge/freezer and space for a washing machine.

The Garage has an up and over door to the front, door to the side giving access into the Hallway, there are power points and lighting and the Garage also houses the 'Worcester Bosch' gas central heating boiler.



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To the first floor, the Landing has useful loft hatch access, an airing cupboard housing the emersion heater and doors to;

The Master Bedroom is located to the rear of the property and benefits from built in wardrobes and an En-Suite Shower room off with suite comprising; wc, pedestal basin and shower enclosure.

There are 3 further spacious Bedrooms, of which Bedrooms 3 and 4 enjoy stunning far reaching views of the local area. The family Shower room is fitted with a contemporary white suite comprising; wc, pedestal basin and walk-in shower enclosure with feature 'waterfall' shower head over.

Externally, the private rear Garden has a leafy westerly facing aspect. There is a paved patio area with decorative slate area beyond and lawned area to the rear. Throughout the Garden there are well stocked borders with an array of shrubs and trees. In addition, there is gated side access either side of the property, outside lighting and an outside tap.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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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