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**26 Clover Lane**  
Wall Heath

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26 Clover Lane, Wall Heath, Kingswinford, West Midlands,  
DY6 0DT

An immaculately presented 4 Bedroom Detached family home located on the popular and highly sought after 'Heathbrook Farm' estate in Wall Heath. This well planned and deceptively spacious property offers ideally laid out accommodation with a formal Lounge, open-plan Kitchen/Diner and attractive Garden room to the rear, that enjoys pleasant views of the rear Garden. Further to this, to the first floor there are four generous Bedrooms of which the Master Bedroom benefits from a sizeable En-Suite shower room. Externally, the private rear Garden enjoys a pleasant south westerly facing aspect and to the front of the property there is ample off road parking, a car port and Garage. Being conveniently situated for a wealth of amenities in Wall Heath village, in the catchment area for a number of good primary and secondary schools and within walking distance to neighbouring countryside! With gas central heating, UPVC double glazing throughout, internal inspection is advised.



Accommodation is over two floors and briefly comprises; Reception Hallway with wc off, Lounge with feature log burner, Kitchen/Diner with opening through to a dedicated Utility area, Garden room with French doors to the rear Garden, Landing, Master Bedroom with En-Suite, 3 further generous Bedrooms, family Bathroom, private rear Garden, Garage and Car Port.

**A FABULOUS OPPORTUNITY TO ACQUIRE AN IDEAL FAMILY HOME WITH PLENTY OF ROOM FOR A GROWING FAMILY.**

On approach, you are greeted by a part tarmac, part gravelled driveway with decorative boarder to the side. There is also a covered Car Port set beyond the drive.

On entrance to the property, the inviting Reception Hallway has stairs to the first floor Landing, a useful ground floor wc off and a door through to the Lounge. The Lounge has a bay window to the front, multi-fuel stove with feature surround and a door to the rear leads through to the Kitchen/Diner.



The Kitchen is fitted with a range white high gloss units with laminate worktops that incorporate an inset 1.5 bowl sink and drainer, there is an inset gas hob with extractor fan above, and a built in electric oven and grill. There are doors leading through to the Garden room, and an opening from the Kitchen leads into the dedicated Utility area. The Utility is fitted with a worktop with inset sink and space beneath for a washing machine and dishwasher. Further to this, there is a door through to the Car Port.

The Garden room boasts a feature lantern roof, patio doors to the rear Garden and tiled flooring.





On the first floor Landing, there is a useful storage cupboard, further cupboard housing the water tank, and loft hatch access. Doors give access to;

The Master Bedroom is located to the rear of the property and boasts far reaching views of the nearby countryside and there are built in wardrobes with sliding mirror doors. Further to this, there is an En-Suite shower room off with a suite comprising; wc, pedestal basin and large shower enclosure.

There are 3 further generous Bedrooms of which Bedroom three also enjoys far reaching views.

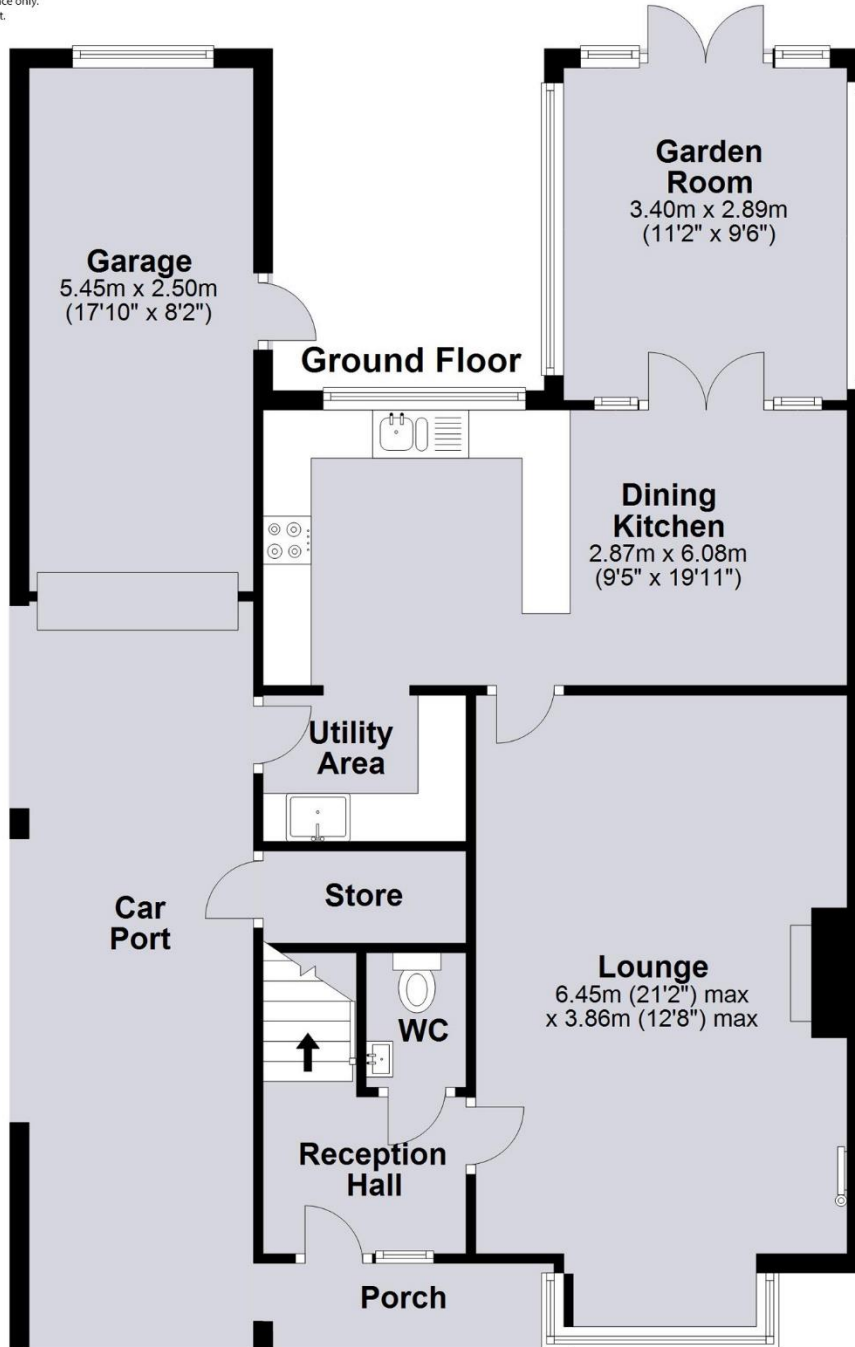


The family Bathroom is fitted with a suite comprising; wc, pedestal basin and bath.

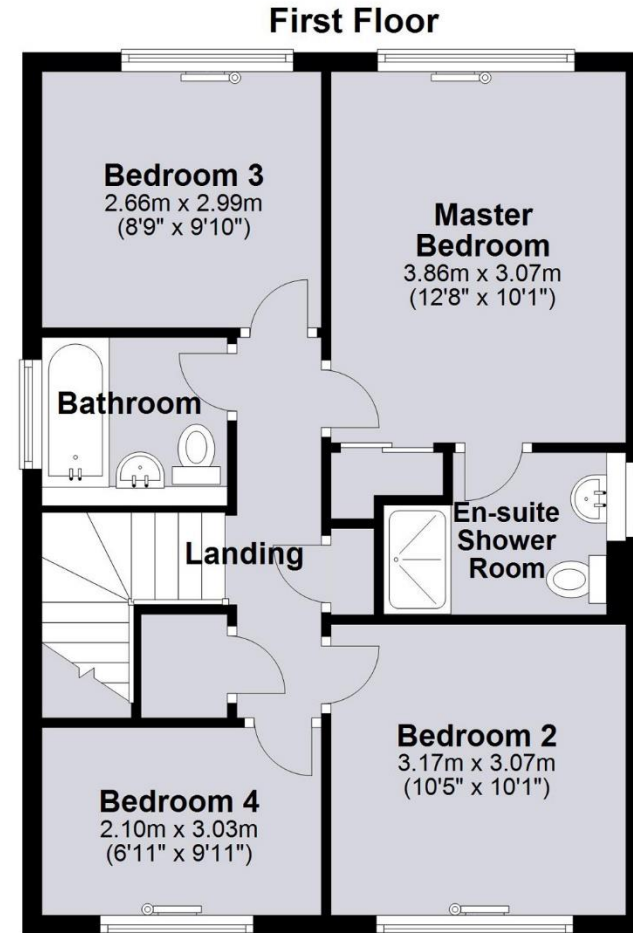
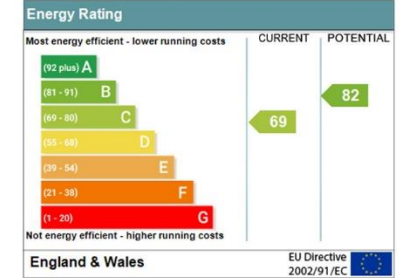


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we sell **homes.**



Address: 26 Clover Lane, KINGSWINFORD, DY6 0DT  
 RRN: 2137-2926-9200-0756-7222



Approximate Gross Internal Floor Area:  
 Ground Floor (exc. Garage): 64sq m, 689sq ft  
 Garage: 13sq m, 140sq ft  
 First Floor: 53sq m, 570sq ft

Externally, the private rear Garden enjoys a bright south westerly facing aspect. There is a paved patio area with gravelled and lawned areas beyond. Shallow steps lead down to a further lawned area and there are two decking areas that are dedicated seating areas. Throughout the Garden there are an array of plants and shrubs.

The Garage has an up and over door to the front, door to the side that gives access into the Garden, there are power points and lighting and the Garage also houses the 'Ideal' gas central heating boiler.



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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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The Cross Offices, Summerhill  
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Sales: (01384) 287622  
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