



**RICS**

the mark of  
property  
professionalism  
worldwide



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**33 Victoria Street**  
Wall Heath



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

33 Victoria Street, Wall Heath, Kingswinford, DY6 0JL

An individual 4 Bedroom Detached residence located in the heart of Wall Heath village. This much improved and extended family home oozes space throughout and enjoys a particularly versatile layout, ideal for a growing family or those required to work from home. Over the years, the property has been modified to include a Master Suite with En-Suite Shower room, luxury re-fitted family Bathroom and modern Kitchen with Utility off. In addition, the beautifully landscaped rear Garden enjoys an additional Garden room which benefits from power and lighting and can therefore be utilised all year round, creating the ideal entertaining space in the warmer summer months, or home office facility. The property is situated within walking distance from the centre of Wall Heath village, which boasts a wealth of amenities, public transport links and reputable schools. Further to this, the property has UPVC double glazing throughout, gas central heating and ample off road parking to include a double Garage complete with electrically operated door.

Accommodation is across two floors and briefly comprises; Reception Hallway, through Lounge with dedicated Dining area, Breakfast/Kitchen with a range of integrated appliances, Utility room, inner lobby with staircase to the Master Suite, double Garage, 3 further generous double Bedrooms, re-fitted family Bathroom, Master Bedroom with En-Suite shower room off and south facing rear Garden with feature Garden room.

OVERALL A WELL APPOINTED AND LOVINGLY MAINTAINED FAMILY HOME WITH FLEXIBLE AND DECEPTIVELY SPACIOUS ACCOMMODATION THROUGHOUT. INTERNAL INSPECTION ADVISED.



On approach, you are greeted by a tarmac driveway with decorative lawned area to the side, set beyond a brick wall that dates back to when the land was once an orchard. On entrance to the property, the inviting Reception Hallway has stairs to the first floor Landing and doors leading to;

The through Lounge/Dining room has a gas fire with brick surround, wooden flooring throughout and sliding patio doors that give access to the rear Garden. The Breakfast/Kitchen is fitted with a range of solid wood 'shaker style' units with laminate worktops that incorporate an inset sink with draining board to the side, inset electric hob with extractor fan above and there is a built in dishwasher, fridge and 'Bosch' double oven. Further to this, the Kitchen has a dedicated dining area and a door leads through to the Utility room.

The Utility is also fitted with a range of units with space beneath for a washing machine, tumble dryer and freezer. An archway from the Utility leads to an inner lobby, and a door from the Utility leads out to the rear Garden.

The inner Lobby has stairs to the Master Suite on the first floor and a door into the Garage. The double Garage has power points, lighting and an electrically operated door.



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.



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





The Master Suite enjoys pleasant views to the front and rear of the property and benefits from an En-Suite Shower room off.

To the first floor Landing, accessed via the Reception Hallway, has useful loft hatch access and doors to;

There are three further generous double Bedrooms, of which the second Bedroom (located to the rear of the property), benefits from built in wardrobes and a dedicated dressing area with vanity unit and freestanding basin.

The recently re-fitted family Bathroom has a contemporary white suite comprising; wc and basin unit with storage beneath, bath with centre taps and walk-in shower enclosure with 'waterfall' shower head over. Further to this, the Bathroom is fully tiled, has spotlights throughout and there is a heated towel rail.

Externally, the property enjoys a mature and pleasant south facing rear Garden. A paved patio and pathway meanders down the Garden towards the Garden room, and either side of the pathway are extensive lawned areas. Throughout the Garden there is an array of mature plants, shrubs and trees, as well as a decorative gravelled seating area. Further to this, there is an outside tap, security lighting and secure gated side access.

The surprisingly spacious Garden room benefits from power, lighting and an insulated roof, making this a useable space all year round. In addition, there is a built in storage area within, set beyond a curtain and externally, attached to the Garden room is a tool shed.



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		

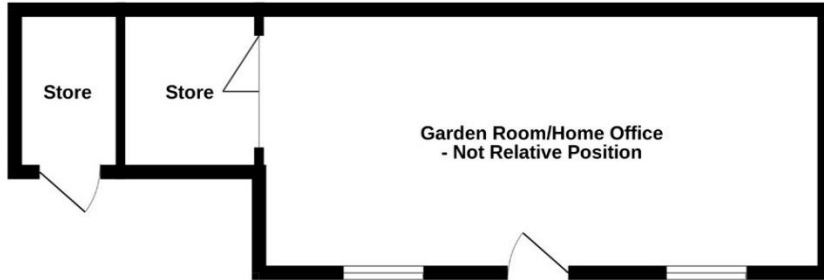






# FLOOR PLANS

Ground Floor



## Approximate Room Measurements:

Lounge – 7.8 x 3.3m

Kitchen – 3.6 x 3.6m

Utility – 3.3 x 2m

Garage – 4.8 x 4.8m

Master Suite – 8.7 x 3.2m

En-Suite – 2 x 1.6m

Bed 2 – 3.5 x 3.2m

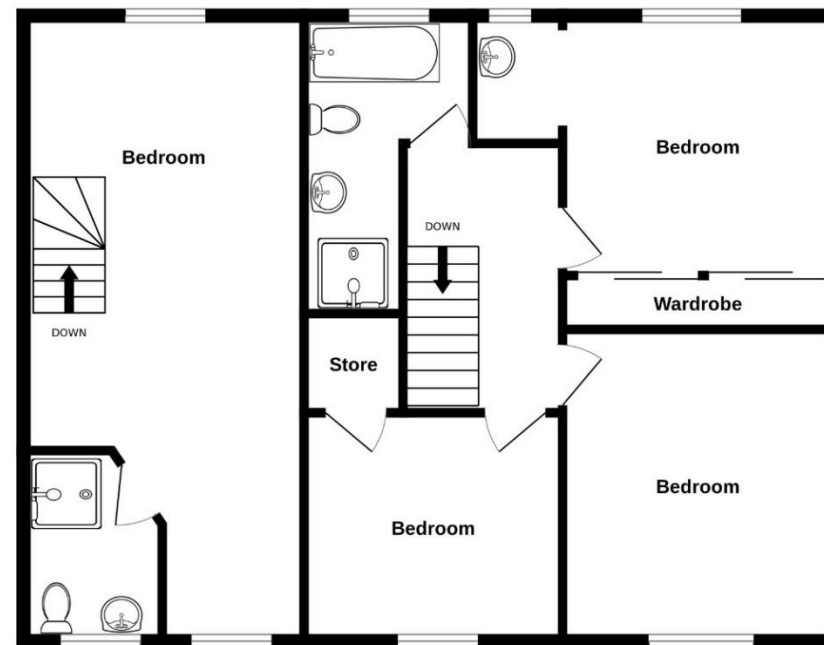
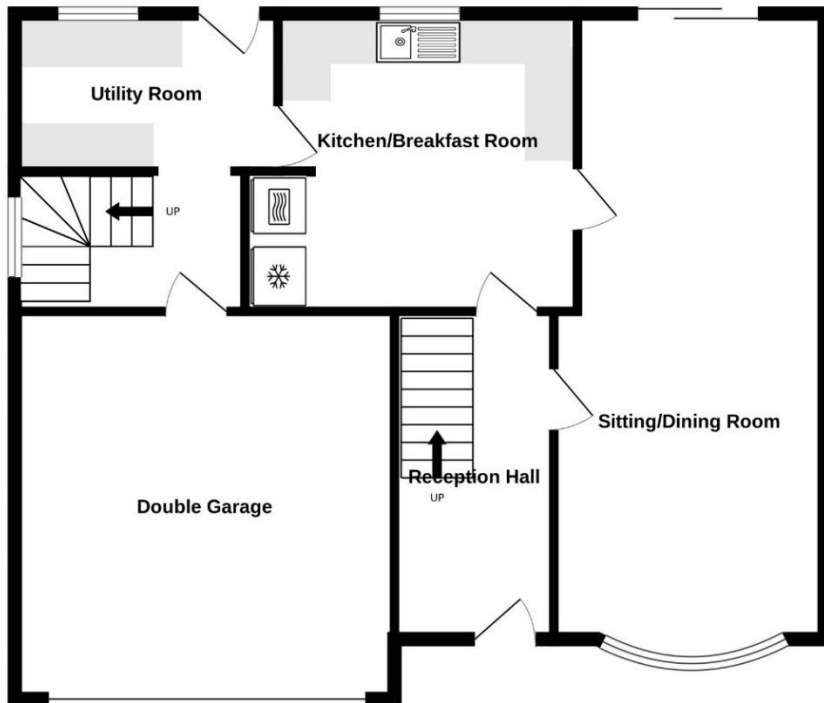
Bed 3 – 3.9 x 3.5m

Bed 4 – 3.2 x 2.7m

Bathroom – 3.8 x 2m

Garden Room – 7.1 x 3.3m

1st Floor







The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**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>





The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

The Cross Offices, Summerhill  
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622  
kingswinford@leeshaw.com www.leeshaw.com

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