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36 Monteagle Drive
Kingswinford

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36 Monteagle Drive, Kingswinford, DY6 7RY

A deceptively spacious well planned 3 bedroom detached property located on the popular 'Chaterfields' estate in Kingswinford. Offering the perfect opportunity for a family home. There is a generous Lounge and Dining area and useful ground floor wc, as well as 3 bedrooms to the first floor with a good size family bathroom. Externally, this property provides ample off road parking to the front, a garage, a mature rear garden with patio area. In addition, the property is situated close to good primary and secondary schooling, there is a wealth of amenities on the doorstep and pleasant countryside walks close by.

Accommodation is over two floors and briefly comprises: 'L' shaped Reception Hallway with ground floor WC off, Lounge/Dining area, Kitchen with 'Shaker' style units, Conservatory, Landing with airing cupboard, Bedroom 1 and 2 further bedrooms, stylish family Bathroom, garage and immaculate rear garden.

OVERALL A PARTICULARLY SPACIOUS 3 BEDROOM FAMILY HOME, LOCATED IN A POPULAR CUL-DE-SAC IN KINGSWINDFORD. WITH PLENTY OF SPACE AND FURTHER SCOPE TO MODIFY IF REQUIRED!



On approach, you are greeted by a tarmac driveway that wraps around the front and side of the property and provides ample off road parking for multiple vehicles. Composite door leading to the Reception Hallway.

On entrance to the property, the door leads through to the 'L' shaped Reception Hallway where there are stairs to first floor Landing, a useful understairs storage cupboard, door to stylish wc and doors to;

The spacious Lounge/Dining area features a bow window providing ample natural light and a gas fire with feature surround. The Dining area enjoys views overlooking the rear Garden.

The Kitchen is fitted with a range of 'Shaker' style units with granite worktops that incorporate an inset sink and drainer, inset gas hob and built in electric oven. Further to this, there is a built in dishwasher and fridge. There are doors that lead from the kitchen into the Conservatory which provides an additional living area, there is further access to the garage which is current being used for storage and has space for a washing machine and freezer.



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To the first floor, the landing has an airing cupboard housing the Combination boiler and doors giving access to;

The Master bedroom which is located at the front of the property and features built in wardrobes. Bedroom two and three also benefit from built in wardrobes.

The family bathroom is fitted with a white suite comprising, wc, wash basin with storage beneath and a bath with shower over. Also features a stylish vertical radiator and spot lights.

Externally, the property benefits from a mature rear Garden with 2 spacious paved patio areas. To the side of the garden there is a gate providing useful side access if required.

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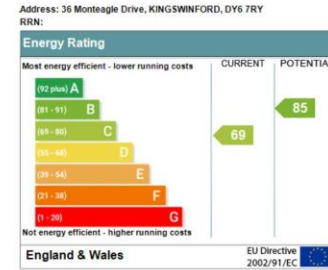
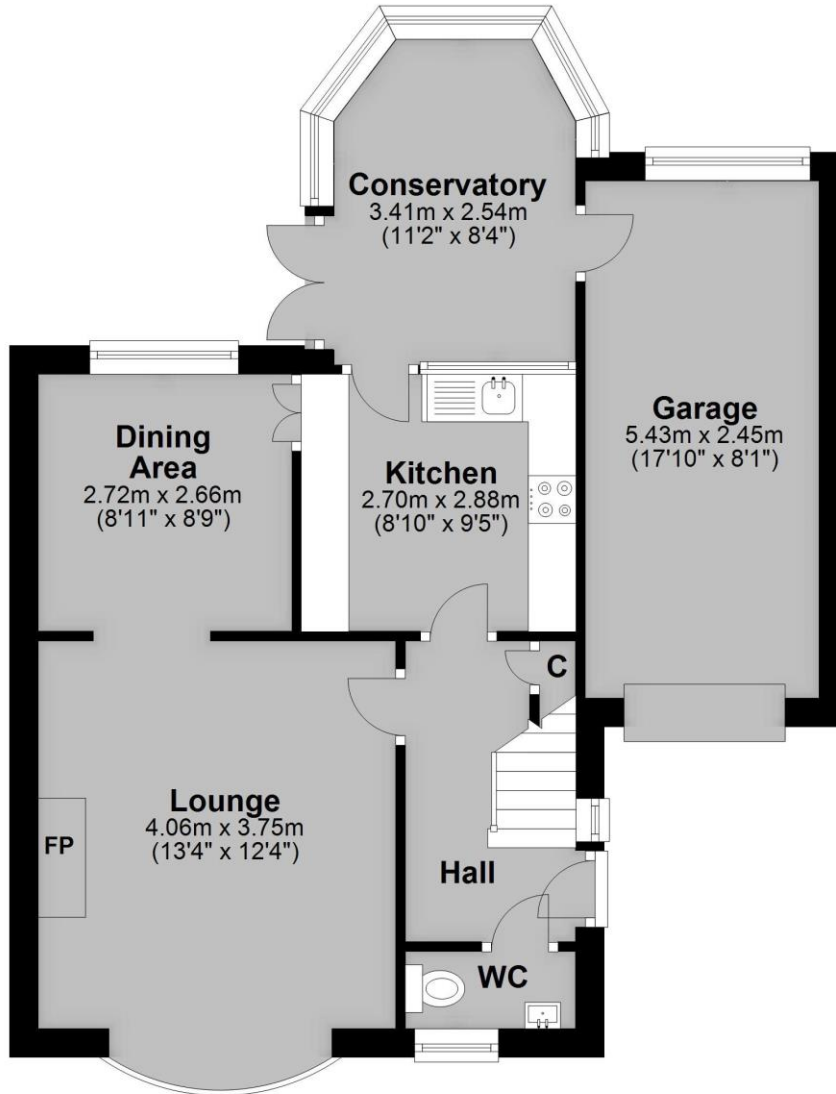




FLOOR PLANS

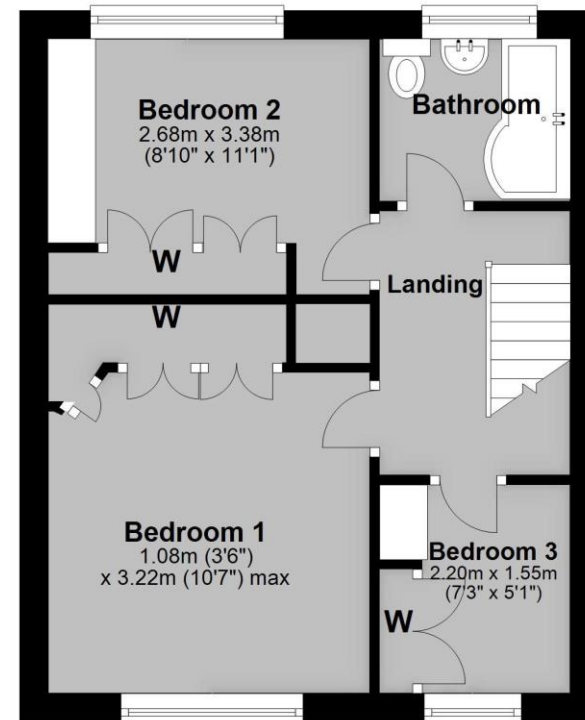
Ground Floor

Main area: approx. 47.7 sq. metres (513.0 sq. feet)
Plus garages, approx. 13.3 sq. metres (143.3 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Main area: Approx. 85.4 sq. metres (918.7 sq. feet)
Plus garages, approx. 13.3 sq. metres (143.3 sq. feet)



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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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