



The  
**LEE, SHAW**  
Partnership

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43 Maidensbridge Road  
Wall Heath, Kingswinford



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## 43 Maidensbridge Road, Wall Heath, Kingswinford, DY6 0JB

Outstanding opportunity for a large, Individual, 3 Bedroom Detached Bungalow offering tremendous scope for updating/improvement, standing well with wide frontage, large Garage, together with an in and out Driveway, providing excellent off road parking and Rear Garden with south west facing aspect.

Maidensbridge Road, is much in demand and considered to be Wall Heath's premier address leading off Holbeache Road, well placed for amenities at the centre of the Village and just a stones throw from countryside and the South Staffordshire railway walk.

With gas central heating and briefly comprising: Porch Entrance, Large L shaped Reception Hall, Rear Lounge, separate Dining Room, Breakfast Kitchen, Lobby with Toilet off, 3 Double Bedrooms, Bathroom, external Utility Room and large Garage.

OVERALL, THIS SUBSTANTIAL BUNGALOW IS IDEAL FOR THOSE WANTING TO DOWNSIZE WITHOUT COMPROMISING TOO MUCH SPACE AND ONE THAT IS READY TO PERSONALISE AND RE-APPOINT, AT A GREAT ADDRESS. VIEWING IS HIGHLY RECOMMENDED.

There is a Porch Entrance giving access to a large L Shaped Reception Hall having 3 double built-in Cupboards/top cupboards and doors leading off.

The Lounge is located to the rear having a brick fireplace with tiled hearth, wooden mantel and inset fire and there are aluminium double glazed patio doors leading to the Garden.

There is also a separate Dining Room to the rear with serving hatch from the Kitchen.

The Breakfast Kitchen offers table space and has a range of wall/base cupboards, worktops, sink and mixer tap, Creda built-in oven, Belling gas hob and rear window. A door leads off to the Side Lobby having a shallow cupboard, door to Passageway and door to Toilet with wc, side window and Vaillant Eco Tec gas central heating boiler.

There is a Covered Passageway with front pedestrian door to the Driveway and rear door to the Garden. The passageway links to the Garage which has roll around part glazed timber doors, inspection pit and rear window to the Utility.

The Utility is accessed externally from the Rear Garden and has a range of base cupboards, sink, wall cupboards and rear window.

There are 3 double size Bedrooms, all located to the front of the Bungalow and a Bathroom with bath, wc, basin with vanity cupboards, shower cubicle, tiled walls, side window to Passageway and Linen Store.

Outside, the Rear Garden has a south west facing aspect with a wide paved patio, shaped lawn with borders and rockery and side path with gates to front. At the front there is a low wall with 4 conifer trees, gravelled area and in and out Driveway.

Tenure: Freehold  
Council Tax Band: F



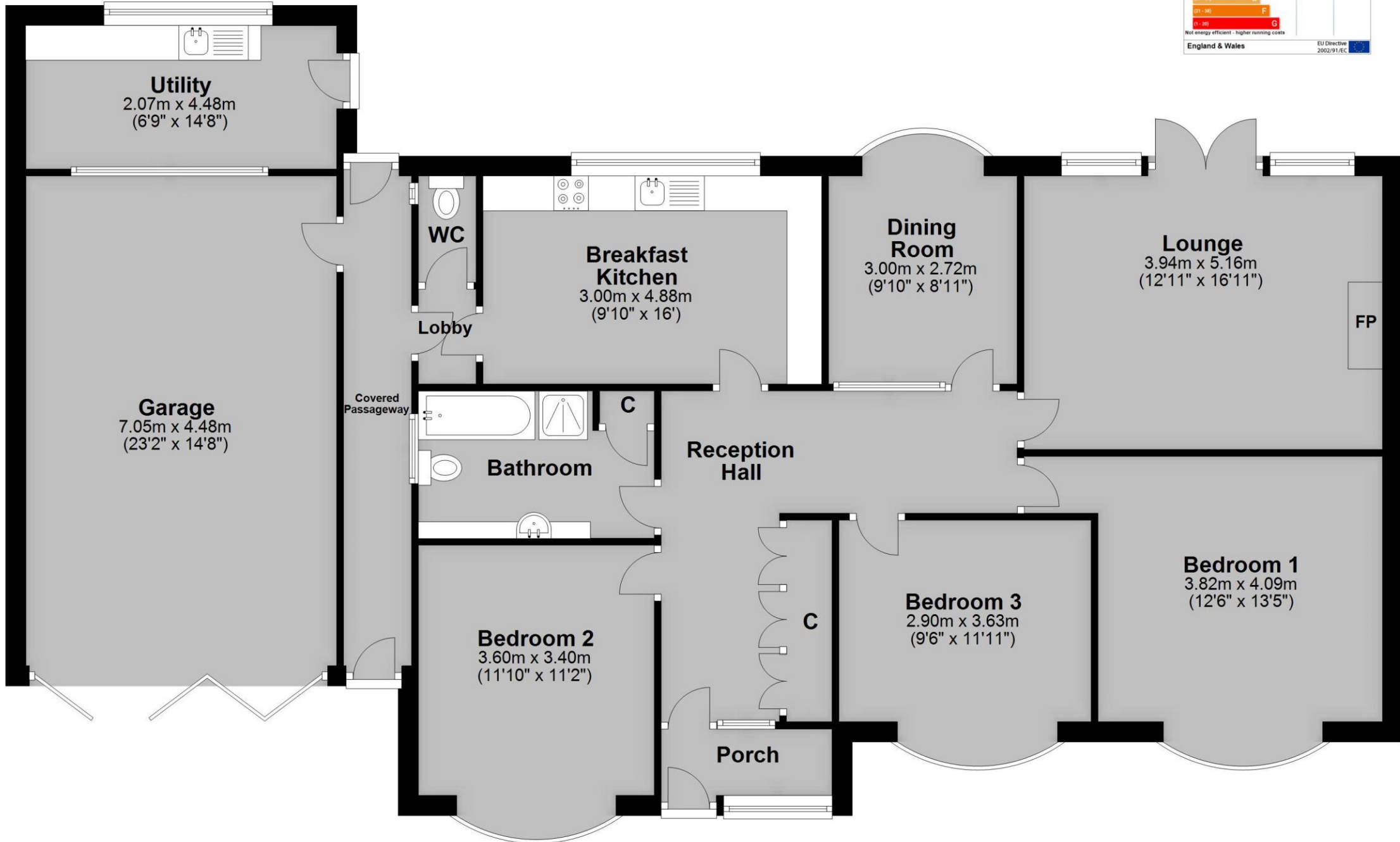
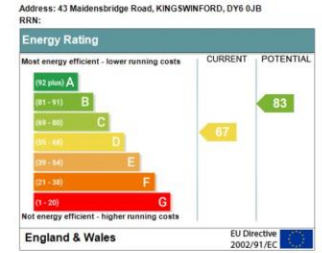






# Ground Floor

Approx. 166.8 sq. metres (1795.3 sq. feet)



Total area: approx. 166.8 sq. metres (1795.3 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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**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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