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Foundry Road
Wall Heath, Kingswinford

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The Corner House, 52 Foundry Road, Wall Heath, Kingswinford DY6 9BE

This much improved, extended Semi-detached property with Loft Conversion (See Agents Note), commands an elevated corner position side on to Casewell Road and is well placed for amenities in Wall Heath Village and local schools.

The property exudes quality and style and no expenses has been spared by the current owner in creating an individual Home, now with a Cottage feel featuring the use of oak internal doors, oak window sills (granite in Bathroom), oak beams to the Lounge and Kitchen, brick fireplace with log burner, natural stone Travertine tiled flooring to the Kitchen, Utility and Guest Cloakroom and reappointed Kitchen & Bathroom. There is also an oak framed Canopy Entrance which has greatly enhanced its overall kerbside appeal.

Standing in a generous size plot, the property boasts a large rear Driveway with secure electric gated entrance leading from Casewell Road and provides excellent off road parking. The Garden area to the rear is split level with a large stone patio having steps off to the lower side lawn with substantial Summerhouse and there is an elevated low maintenance fore garden with planting, pedestrian gate and pathway approach.

With gas central heating, UPVC double glazed windows and accommodation comprising: Feature Canopy Entrance, Reception Hall, Cellar, Dining Room, Lounge, refitted Breakfast Kitchen, Utility Room, Guest Cloakroom, 1st Floor Landing, 2 Double Bedrooms, refitted Bathroom and 2 Loft Rooms to the 2nd Floor (Agents Note: There is no Completion Certificate for the Loft).

OVERALL, A HIGHLY INDIVIDUAL, SUPERBLY APPOINTED AND STYLISH SEMI-DETACHED IN A GREAT LOCATION. EARLY VIEWING IS ESSENTIAL TO FULLY APPRECIATE. EPC - D

On the Ground Floor there is an oak framed Canopy Entrance with oak door opening to the Reception Hall with window, spindle balustrade to stairs leading off to the 1st Floor, oak doors to Lounge & Dining Room and secret access to Cellar with steps leading down, making a great storage area with recessed lights and power points.

The Dining Room has a front window and mantel fireplace with quarry tiled hearth and tiled back.

There is a generous size Lounge having a brick fireplace with hearth, solid oak high beam mantel and multi-fuel burner, centre oak ceiling beam, side fixed window, rear window and recessed ceiling lights.

An oak door opens to the Breakfast Kitchen having solid oak base cupboards with quartz worktops and upstands, Belfast sink with mixer tap, integrated dishwasher, island breakfast bar with oak top, shelving and cupboards below, natural stone Travertine tiled floor with upstands, separate oak tall cupboard, Leisure black range cooker with Rangemaster cooker hood over, Samsung American fridge freezer with water and ice dispenser, 2 oak ceiling beams, recessed ceiling lights and aluminium double glazed bi-fold doors to Garden.

There is an oak door leading to the Utility Room having oak worktop, sink with mixer tap and tiled splash back, shoe cupboard, natural stone Travertine tiled floor, rear window and oak door to the Guest Cloakroom with white wc, feature circular basin with mixer tap, vanity plinth with drawers and shelving below and natural stone Travertine tiled floor.

On the 1st Floor there is a good size Landing with spindle balustrade to stairs, front fixed window, side window, stairs with spindle balustrade leading off to the Loft Rooms and oak doors to 2 Bedrooms and Bathroom.





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Bedroom 1 & 2 are both double size Bedrooms with Bedroom 2, at the front also having a built-in wardrobe with oak door.

The Bathroom has been refitted having a white suite with P shaped bath having side shower screen and waterfall shower over, semi-recessed basin with granite top and white gloss vanity cupboards, combined wc with concealed cistern, natural stone part tiling to bath and basin area, oak floor, Cupboard with oak door housing the Worcester gas central heating boiler, window with granite sill, recessed ceiling lights and extractor.

Loft Conversion (**Agents Note: There is no Completion Certificate for the Loft**). On the 2nd Floor there is a small Landing Area with oak door access to Loft Room 1 & 2. The Landing is accessed by a staircase leading from the 1st Floor.

Loft Room 1 has a Velux double glazed roof window, radiator, low level wardrobe with oak door, sloping roof, recessed ceiling lights and power points. Loft Room 2 has a Velux double glazed roof window, radiator, sloping roof, recessed ceiling lights and twin power point.

Outside there is a split level Rear Garden enjoying a South Easterly aspect. Immediately adjoining the side of the property there is a large natural stone patio with side border, gate to front, log store with tiled roof, rear trellis arch to the rear Driveway and there are side steps that lead off to the lower lawn with conifer border. There is also a substantial Summerhouse with timber double glazed windows, UPVC double glazed doors, light and power.

There is a large rear Tarmacadam Driveway providing excellent parking, which is elevated from the side access on Casewell Road and this has a secure sliding electric gated entrance.



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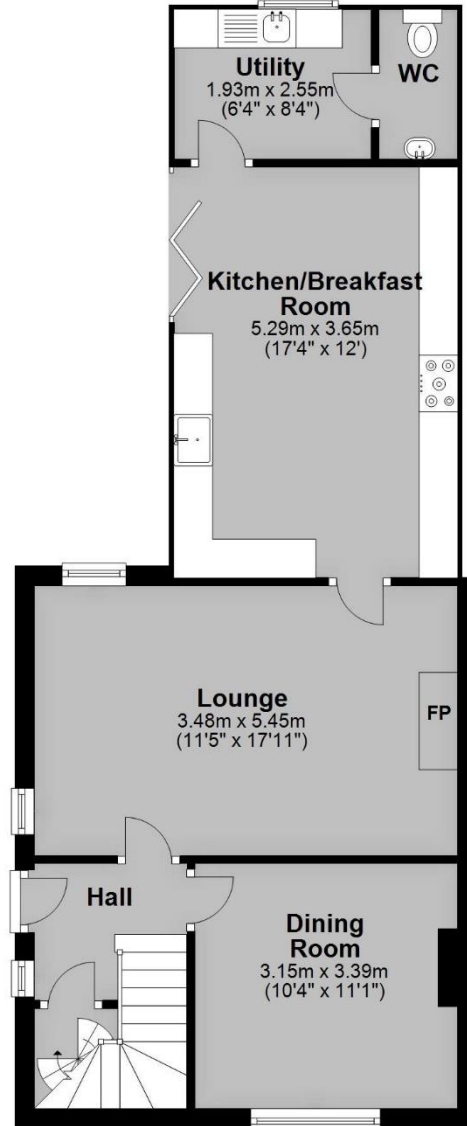




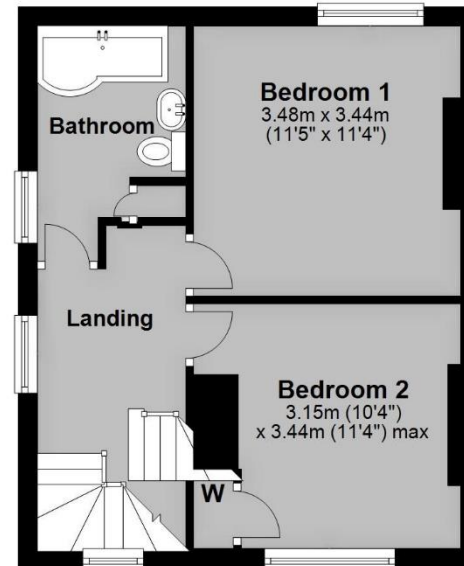
Tenure: Freehold

Council Tax Band: C

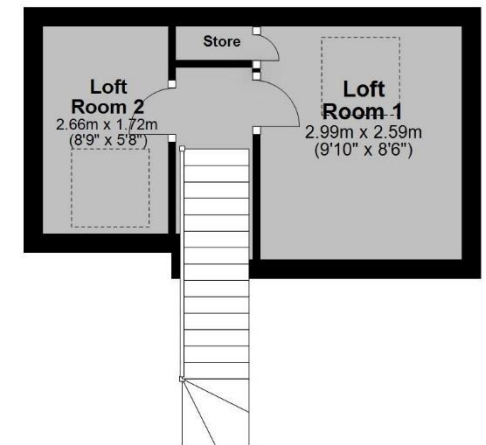
Ground Floor
Approx. 63.8 sq. metres (686.2 sq. feet)



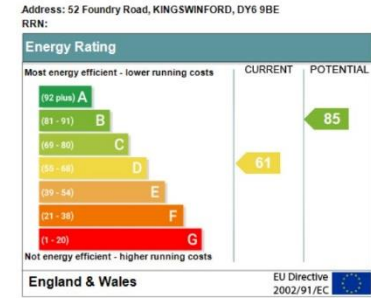
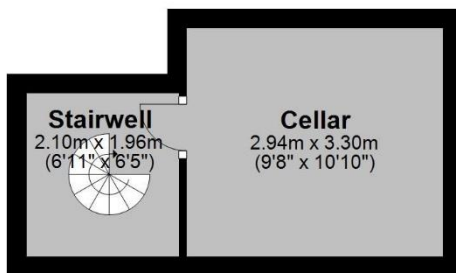
First Floor
Approx. 36.6 sq. metres (393.7 sq. feet)



Second Floor
Approx. 15.8 sq. metres (169.9 sq. feet)



Basement
Approx. 14.0 sq. metres (151.0 sq. feet)



Total area: approx. 130.1 sq. metres (1400.8 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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