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Albion Street
Wall Heath, Kingswinford

372 Albion Street, Wall Heath, Kingswinford DY6 0JP

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Offering potential to improve and personalise, this 3 Bedroom Semi-detached Family Home is well located close to Wall Heath Park, amenities at the centre of Wall Heath, local schools and is available with no onward chain.

Set back from Albion Street, the property has a good size block paved Driveway providing off road parking and there is a Garage (Store) to the front.

Accommodation is over 2 Floors and comprises: Entrance Lobby, Ground Floor Wet Room, Hall, Kitchen, Lounge, Rear Conservatory, Landing, 3 Bedrooms and Bathroom.

OVERALL, A PROPERTY FOR UPDATING IN A GREAT LOCATION. VIEWING IS ESSENTIAL TO FULLY APPRECIATE.

On the Ground Floor there is an Entrance Lobby with part obscure UPVC double glazed door to the front and rear garden, Store and obscure single glazed door/screen to Hall. A sliding door gives access to the Wet Room having shower with drainage point to floor, white wc & basin, obscure UPVC double glazed window, recessed ceiling lights and extractor.

The Hall has a laminate floor, stairs to 1st Floor, Store (below) and there is a door to the Lounge and to the Kitchen. The Kitchen has a range of wall/base cupboards, worktops, sink and mixer tap, appliance spaces, cooker hood and UPVC double glazed window to front.

The Lounge has a fireplace and there is a single glazed timber window and door opening to the Rear Conservatory, with brick base, UPVC double glazing with top opening windows, tiled floor and UPVC double glazed door to Garden.

On the 1st Floor there is a Landing with side UPVC double glazed fixed window, loft access, Cupboard (with Ideal gas central heating boiler) and doors to 3 Bedrooms and Bathroom.

Bedroom 1 & 2 are double size rooms, both with UPVC double glazed window, Bedroom 1 has 2 double wardrobes with top cupboards, built-in wardrobe, dressing table with drawers and Bedroom 2 has a built-in wardrobe. Bedroom 3 is a single size with rear UPVC double glazed window.

The Bathroom has a bath with Triton shower over, wc, basin, part tiled walls and obscure UPVC double glazed window.

There is a Garage to the front which has been reduced in length to create the Wet Room and this has an electric shutter door.

The Rear Garden has a paved patio, steps to lawn with borders, pond and there is a rear summerhouse and greenhouse.

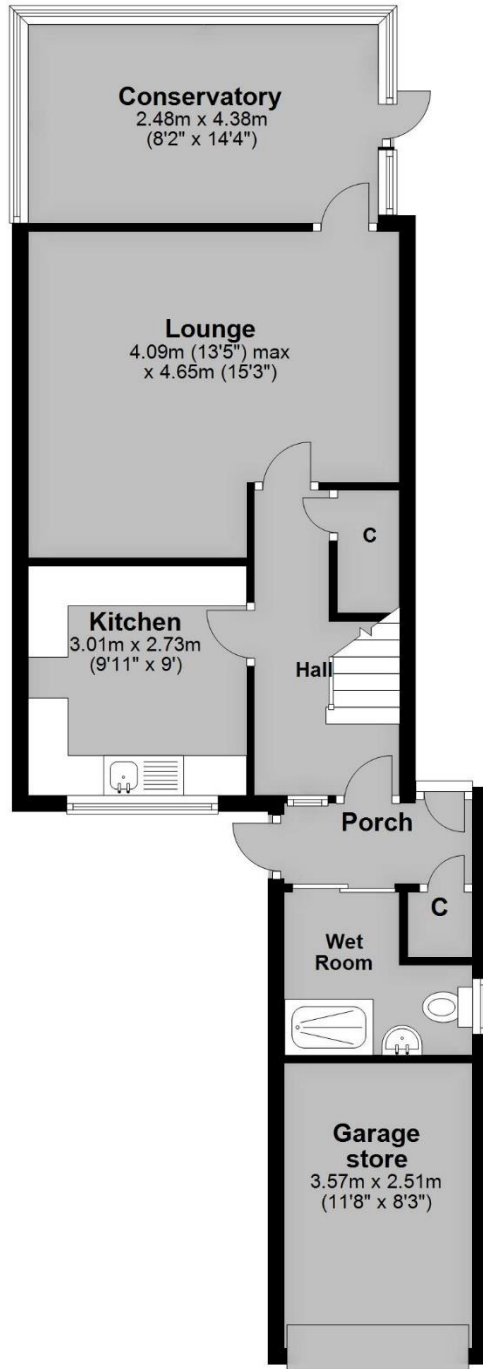
Tenure: Freehold
Council Tax Band: C





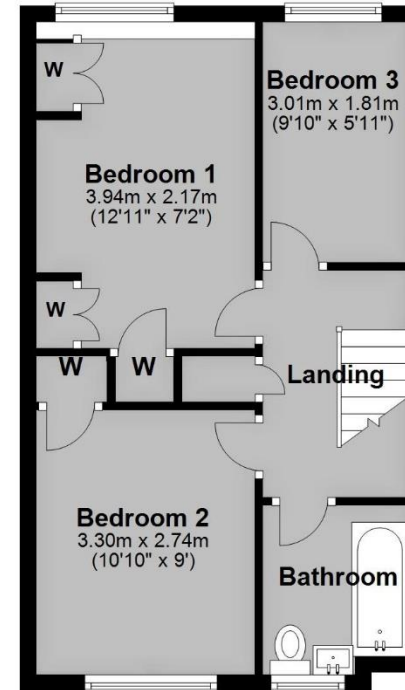
Ground Floor

Approx. 61.2 sq. metres (659.3 sq. feet)



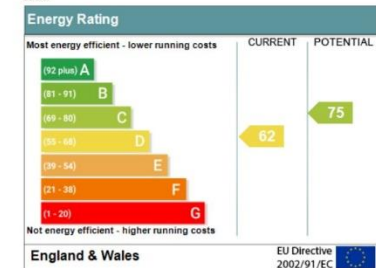
First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 99.0 sq. metres (1065.3 sq. feet)

Address: 372 Albion Street, Wall Heath, KINGSWINFORM, DY6 0JP
RRN:





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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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