



RICS

the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Denleigh Road
Kingswinford

33 Denleigh Road, Kingswinford DY6 8PX

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

This much improved and re-appointed, 2 Bedroom Semi-detached Bungalow enjoys an excellent level position, leading off Bromley Lane on the fringe of the popular High Acres Estate, conveniently located with amenities on the doorstep including Tesco Express, Doctors Surgery and local pub, together with local bus services and further amenities available at the Merry Hill Shopping Centre just a short drive away.

With gas central heating, UPVC double glazing and comprising: Reception Hall, refitted Kitchen with Store off, Lounge/Dining Room, Inner Hall, 2 double Bedrooms and refitted Bathroom. There is also a Garage (Store) and widened Driveway providing off road parking.

OVERALL, THIS IS A WELL UPDATED AND STYLISH BUNGALOW WHERE INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO FULLY APPRECIATE.

There is a Reception Hall with composite double glazed front door, 2 side UPVC double glazed windows, vertical grey radiator, recessed ceiling lights and door to Lounge.



The Hall also opens to the refitted Kitchen having white gloss wall/base cupboards, worktops, tiled splash backs, sink and mixer tap, Lamona built-in oven, Lamona electric hob with cooker hood over, tall housing with integrated fridge freezer, tiled floor, recessed ceiling lights, cupboard with Vaillant gas central heating boiler, side UPVC double glazed window/door and Store (with tiled floor and side UPVC double glazed fixed window).

The Lounge/Dining Room has a UPVC double glazed front bow window and fireplace recess with tiled hearth. A door leads to the Inner Hall having loft access, Airing Cupboard (with tank) and doors to 2 Bedrooms & Bathroom.

There are 2 double Bedrooms both with UPVC double glazed window.

The refitted Bathroom includes a bath with tiled surround, electric shower over and side screen, feature basin with vanity drawers below and tiled splash back, wc, tiled floor, side obscure UPVC double glazed window, black ladder radiator and recessed ceiling lights.

There is a single Garage (Store) having electric door. This is located within the Rear Garden and has restricted access for a car.

The Rear Garden is mostly lawned with rockery to corner and there is a fixed panel and timber gate opening to the front Driveway providing off road parking.

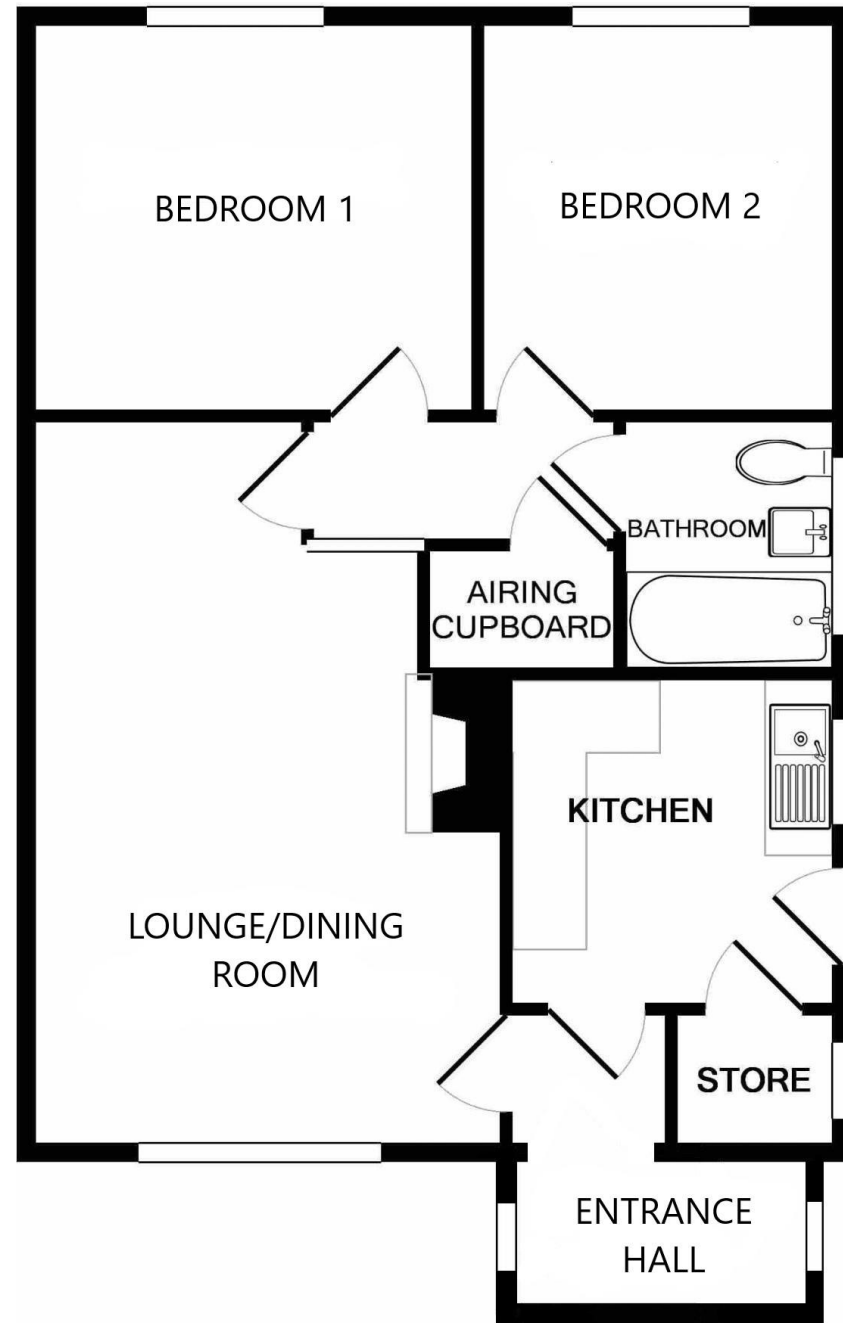
Tenure: Freehold
Council Tax Band: C



FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hall 7' x 6'4" (2.15m x 1.94m)
Kitchen: 9' x 8' (2.75m x 2.45m)
Lounge/Dining Room: 18'5" x 11'11" max
 (5.62m x 3.64m)
 Inner Hall
Bedroom 1: 11'5" x 9'10" (3.5m x 3m)
Bedroom 2: 9'10" x 9' (3m x 2.75m)
Bathroom: 6'6" x 5'6" (2m x 1.67m)





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>

www.leeshaw.com  



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.**