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Murdoch Drive
Kingswinford

22 Murdoch Drive, Kingswinford DY6 9HJ

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This surprisingly spacious, 4 Bedroom Semi-detached Family Home enjoys a delightful position fronting onto the leafy conservation corridor, at this popular cul-de-sac development leading off Moss Grove and is well placed for amenities and schools.

The property has been improved, being well appointed and well presented throughout and may suit a buyer looking for disabled/mobility features with the benefit of a fitted through the floor lift, ceiling hoists and hydraulic whirlpool bath * (see Agents Note).

With gas central heating, UPVC double glazing and comprising: Reception Hall, Lounge, Open-plan Sitting/Dining/Kitchen, Utility Room, Landing 4 Bedrooms (2 with wardrobes and Bedroom 1 with En-Suite Shower Room), Bathroom & Garage.

OVERALL, THIS IS A PROPERTY WELL WORTH INTERNAL INSPECTION TO FULLY APPRECIATE AND IS AVAILABLE WITH NO ONWARD CHAIN.

On the Ground Floor there is a Lobby Entrance with front door, laminate floor and open-plan Hall with laminate floor, stairs to 1st Floor, Store (below stairs), door to Lounge and door to Guest Cloakroom with white wc, basin and tiled splash back and UPVC double glazed window.

The Lounge has a front UPVC double glazed window and laminate floor.

There is an open-plan Sitting/Dining/Kitchen with the Sitting/Dining space being through from front to back with UPVC double glazed front window and rear UPVC double glazed door to the Garden, laminate floor, table space, recessed ceiling lights, pull out larder housing and top cupboard with Samsung American style fridge freezer having water/ice dispenser and Cupboard (with ideal gas central heating boiler). There is also a ceiling hoist linking the Kitchen and Sitting Area.

The Kitchen Area has been refitted with a range of cream wall/base cupboards with quartz worktops and upstands, tiled splash backs, Belfast style sink and mixer tap, Zanussi built-in double oven, Zanussi built-in gas hob with cooker hood over, drawer unit, wine rack, Zanussi integrated dishwasher, curved breakfast bar, recessed ceiling lights, 2 rear UPVC double glazed windows, laminate floor and recess with Dolphin Lifts through the floor lift.

There is a door leading off to the refitted Utility Room having cream wall cupboards, quartz worktops and upstands, sink with mixer tap, base cupboard, tiled splash backs, integrated Whirlpool washer and integrated Hotpoint washer/dryer and recessed ceiling lights.

On the 1st Floor there is a Landing with ceiling hoist which also links to Bedroom 2 and the Bathroom, spindle balustrade to stairs, UPVC double glazed front window, shallow Cupboard and doors to 4 Bedrooms and Bathroom.

Bedroom 1 is generous size room with UPVC double glazed front window, range of built-in wardrobes, 2 drawer dressing table, JVC wall mounted TV and door to the En-Suite having shower cubicle with sliding screen door, basin and tiled splash back, wc, tiled floor and extractor.





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Bedroom 2 is a double size with rear UPVC double glazed window, ISIS TV, ceiling hoist and recess with Dolphin Lifts through the floor lift.

Bedroom 3 & 4 are a good size both with UPVC double glazed window, with Bedroom 3 having a double and single built-in wardrobe together with a freestanding wardrobe.

The Bathroom has a white wc, basin and tiled splash back, disabled hydraulic/whirlpool bath with remote control * (See Agents Note), chrome ladder radiator, UPVC double glazed front window and extractor.

There is a separate Garage with up and over door, rear UPVC double glazed window and Bosch tumble dryer. There is a parking space in front of the Garage.

The Rear Garden is south west facing being small and triangular in shape with paved patio, small lawn and steps and side pathway with gates to front.

Agents Note: The Vendors have indicated that the ceiling hoists/bath will be left in the property, or alternatively, they can remove the hoists and replace the bath, as part of an agreed sale.

Tenure: Freehold (House) and Leasehold (Garage) The Lease for the Garage Is 150 Years from 31st March 2002 with a £1 rent per annum for the term, payable in advance on the 31st day of March in every year.

Council Tax Band: D

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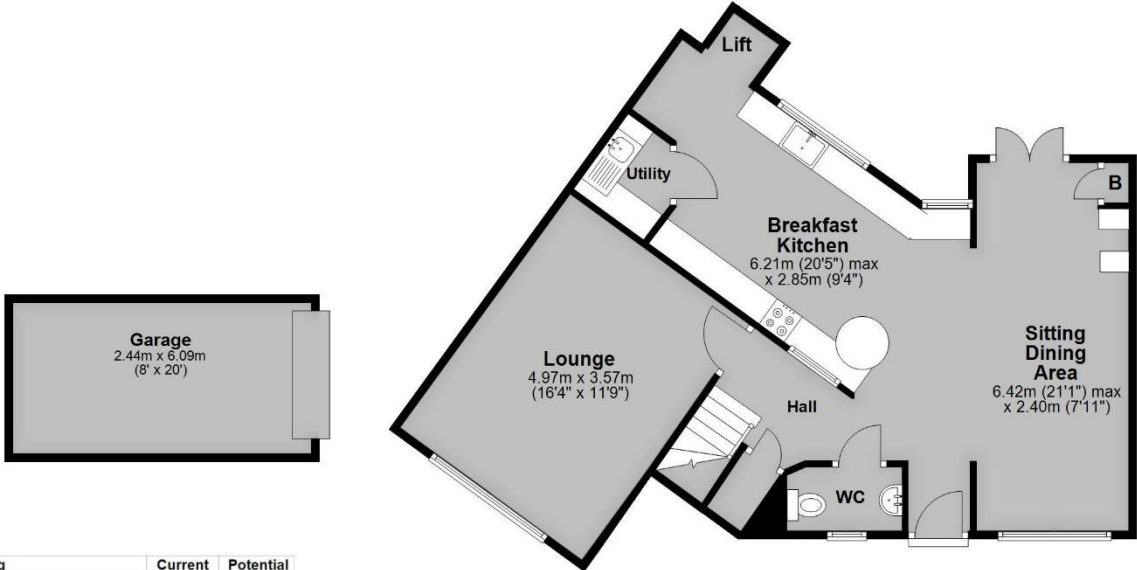
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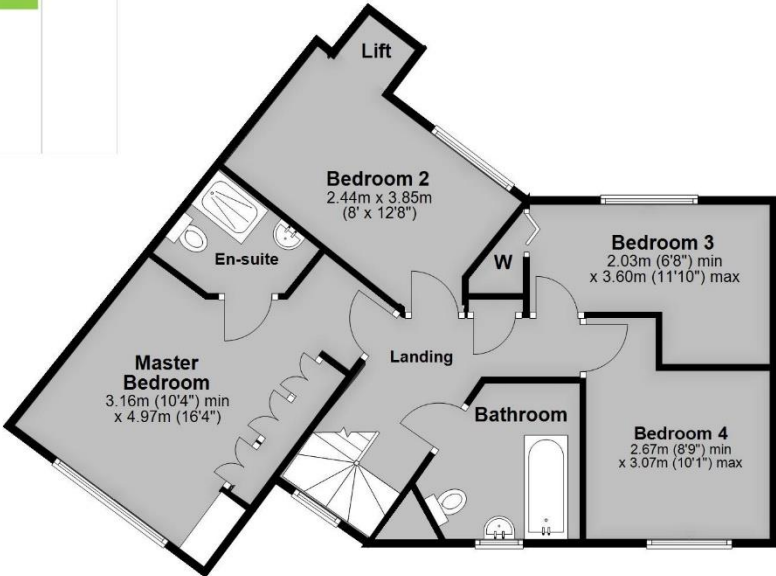
FLOOR PLANS

Ground Floor
Approx. 75.4 sq. metres (811.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor
Approx. 66.3 sq. metres (714.0 sq. feet)



Total area: approx. 141.7 sq. metres (1525.6 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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