



RICS

the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

32 Monteagle Drive,
Kingswinford

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

32 Monteagle Drive, Kingswinford, DY6 7RY

This substantial 4 bedroom detached family home located on the popular 'Charterfields' estate in Kingswinford is well presented throughout and has been thoughtfully improved by the present owner. There is a generous Living Room and Dining Room and 3 double bedrooms, bedroom one having En-suite off. In addition, the property is situated close to good primary and secondary schooling, there is a wealth of amenities on the doorstep and pleasant countryside walks close by.

Accommodation is over two floors and briefly comprises; Reception Hallway with ground floor wc off, Study, spacious Living Room, Kitchen, Dining Room, Landing with airing cupboard, 4 generous Bedrooms, bedroom one benefitting from en-suite, family Bathroom, garage and immaculate rear garden.

OVERALL A QUALITY FAMILY HOME IN A QUIET KINGSWINFORD ADDRESS, READY TO MOVE INTO, INTERNAL INSPECTION ADVISED!



On approach, you are greeted by a tarmac driveway with lawned frontage having shrubs and border, together with an additional spacious side lawn. On entrance to the property, the UPVC door leads into the inviting Reception Hallway which has stairs to the first floor landing, there is a door into the ground floor wc, Study and further doors to;

The spacious Living Room features a bow window providing ample natural light into the room, gas fire with feature surround, there is an arched entrance into an additional Living space which overlooks the rear garden.

The Kitchen is fitted with a range of wooden units and worktops with tiled splashbacks and incorporates an inset sink and drainer. Further to this, there is space for an oven and further appliances if required. A door from the Kitchen leads through to the Dining Room, which has patio doors leading out to the rear Garden.



The
LEE, SHAW
Partnership

VALUE. SELL. LET.



We don't sell houses
we sell **homes.**



RICS

the mark of
property
professionalism
worldwide

To the first floor, the landing has loft hatch access, a useful airing cupboard housing the 'Worcester Boshi' boiler.

Bedroom one is located to the front of the property and benefits from an En-suite bathroom which is fitted with a white suite and benefits from built in storage. There are three further generous Bedrooms of which both bedroom one and two benefit from built in wardrobe space.

The family Bathroom is fitted with a suite comprising; wc, pedestal basin unit and bath with electric shower over.

Externally, the property benefits from a mature and easy maintenance rear Garden. There is a paved patio area with lawn area beyond and well stocked borders. Further to this, there is outside lighting and a useful outside tap.

There is a single garage which has an up and over door and lighting. There is also access to the rear Garden.

Council Tax Band: D

Tenure: Freehold

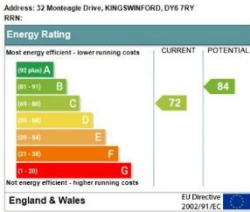
The
LEE, SHAW
Partnership

VALUE. SELL. LET.

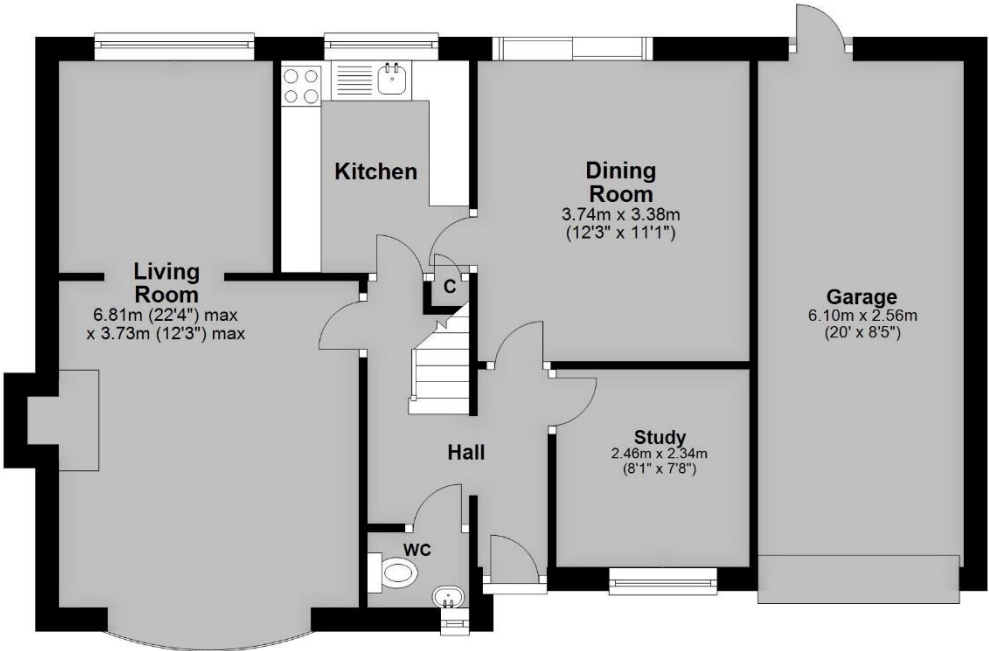




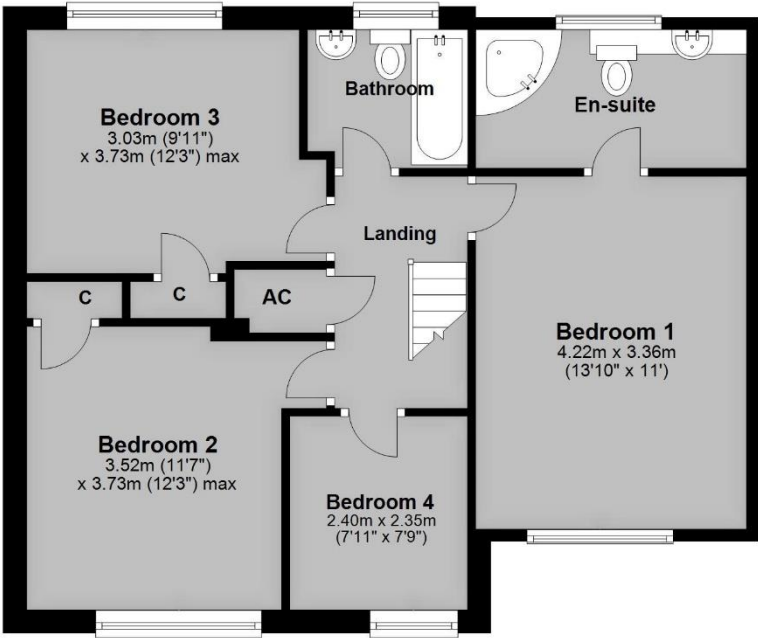
FLOOR PLANS



Ground Floor
 Approx. 73.1 sq. metres (786.9 sq. feet)



First Floor
 Approx. 60.7 sq. metres (653.3 sq. feet)



Total area: approx. 133.8 sq. metres (1440.2 sq. feet)



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>



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.**