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80 Victoria Street
Kingswinford

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80 Victoria Street, Kingswinford, DY6 0JL

This traditional 3 Bedroom Detached family home is located along a popular road within Wall Heath. The beautifully presented property benefits from well planned accommodation throughout, and features a generous Lounge leading into a sizable Conservatory to the rear, Kitchen with separate Utility space and Ground Floor WC, making it ideal for modern day family living.

The mature rear Garden enjoys a Detached Garage, spacious lawn and a generous patio area. To the first floor, there are two generous Bedrooms, open landing area with office space, a re-fitted Bathroom with contemporary white suite. To the Second Floor there is the Master Bedroom with En-suite. Further to this, there is gas central heating and double glazing throughout.

The property is ideally situated in a popular Wall Heath address, with a range of amenities on the doorstep, and there are a number of good primary and secondary schools.

Accommodation is across three floors and briefly comprises; Entrance Hallway, Ground Floor WC, Kitchen with additional Utility space, Lounge leading into large Conservatory, family bathroom with separate bath and walk in shower, three generous Bedrooms of which the Master boasts En-suite Shower Room.

OVERALL A QUALITY FAMILY HOME WITHIN A POPULAR WALL HEATH ADDRESS WITH WELL PLANNED ACCOMMODATION THROUGHOUT. VIEWING IS HIGHLY RECOMMENDED!

On approach, you are greeted by a gravel Driveway with bordering wall. On entrance, the UPVC door leads into the Reception Hallway, with stairs to the First Floor Landing, and doors off to the Lounge, Downstairs WC and Kitchen.



The Lounge features bay window and gas fire. There are patio doors into the sizeable Conservatory at the rear of the property, with views out to the Garden. The Conservatory also has access through into the Kitchen.

The Kitchen is fitted with a range of units, housing integrated electric oven and grill, gas hob with extractor over, dishwasher, sink with drainer and benefits from wooden worktops. From the Kitchen there is a well planned extension to the side of the property which is utilised as a convenient Utility area with space for stacked Washer and Dryer and door to the rear Garden.

The Entrance Hallway also leads to a sizeable Ground Floor WC with additional under stair storage

To the first floor, the Landing has been previously opened up to accommodate the staircase up to the Second Floor and is currently cleverly utilised as an Office space.

The Family Bathroom is fitted with a modern white suite and comprises; wc, basin, walk in shower and separate bath. There is a Worcester gas central heating boiler which was replaced 2022.

Bedrooms two and three are both generously sized and benefit from fitted wardrobes.

Leading up to the second floor, the Master Bedroom has three Velux window, ample storage in the eaves and benefits from its own En-suite Shower Room, which consists of shower, wc and sink and further eaves storage.

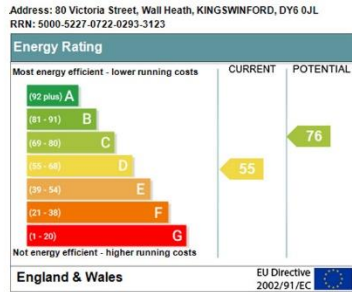
Externally, the private Rear Garden has a spacious patio area, an array of mature trees and plants plus water feature and spacious lawn. There is a Detached Garage which has power points and lighting. There is also useful gated side access.



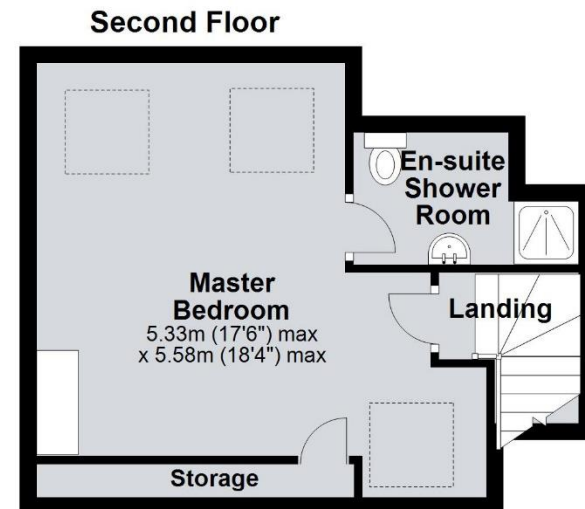
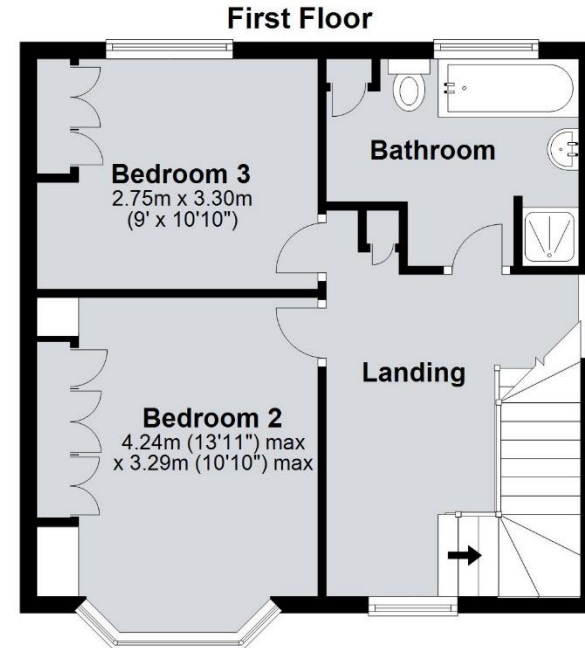
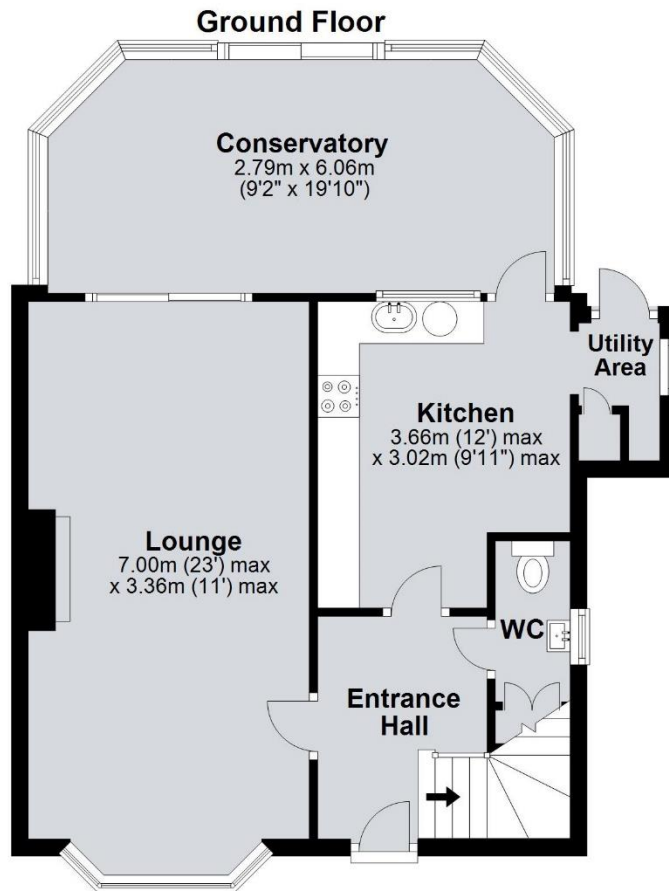
FLOOR PLANS

Council Tax Band - D

Tenure: Freehold



Approximate Gross Internal Floor Area:
Ground Floor: 60sq m, 646sq ft
First Floor: 42sq m, 452sq ft
Second Floor: 30sq m, 323sq ft





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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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