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50 Windmill Grove

Wall Heath

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50 Windmill Grove,, Wall Heath, Kingswinford, DY6 0JY

A well presented traditional 3 Bedroom Semi-Detached property, located at the head of a quiet and much sought after cul-de-sac in Wall Heath. This extended and well planned family home offers deceptively spacious accommodation across two floors to include a through Living/Dining room with sliding doors through to a Conservatory, 3 generous double Bedrooms, Bathroom and separate Shower room. In addition, the property enjoys a private south facing rear Garden, ample off road parking to the front and Garage with dedicated Utility space within. Being conveniently located just a short walk from a range of amenities and public transport links in Wall Heath village and in the catchment area for good primary and secondary schooling, this makes an ideal home for a growing family. Further to this, there is gas central heating, UPVC double glazing throughout and the property is available with No Upward Chain!

Accommodation is over two floors and briefly comprises; Reception Hallway with wc off, through Lounge/Dining room with gas fire and sliding patio doors through to the Conservatory, Kitchen fitted with a range of wooden units, Garage with dedicated Utility area, Landing, 3 generous Bedrooms of which Bedrooms 1 & 2 benefit from built in wardrobes, Bathroom, separate Shower room and private rear Garden.

OVERALL A QUALITY FAMILY HOME SITUATED IN A QUIET WALL HEATH CUL-DE-SAC. INTERNAL INSPECTION ADVISED TO APPRECIATE LAYOUT AND SPACE ON OFFER.



On approach, you are greeted by a part paved, part gravelled driveway. On entrance to the property, the UPVC front door leads through to the inviting Reception Hallway which has stairs to the first floor Landing, a useful under stairs storage cupboard and doors leading to;

There is a useful wc off the Hallway which is fitted with a wc and basin unit with storage beneath.

The through Lounge/Dining room has a dedicated Lounge area to the front of the property which benefits from a gas fire with feature surround, and to the rear there is a spacious dining area which has sliding patio doors that lead through to the Conservatory. Throughout the Lounge/Diner is attractive laminate flooring.

The Conservatory is of UPVC double glazed surround and has French doors leading out to the rear Garden.

The Kitchen is fitted with a range of wooden units with laminate worktops that incorporate an inset sink, inset gas hob with extractor fan over, there is a built in electric oven and grill and space for a dishwasher and fridge. In addition, there is a useful pantry cupboard off and a door that leads through to the Garage.



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The Garage has double doors to the front, a door to the rear giving access into the Garden and there are power points and lighting within. Further to this, there is a dedicated Utility area which is fitted with a laminate worktop that leaves space beneath for a washing machine and tumble dryer.

To the first floor, the Landing has useful loft hatch access and doors to;

The Master Bedroom is located to the front of the property and benefits from an attractive bay window and built in wardrobes. There are two further generous Bedrooms of which Bedroom two also benefits from built in wardrobes.

The family Bathroom is fitted with a white suite comprising; pedestal basin and bath with shower over. To the front of the property is a Shower room, which has been fitted with a contemporary wc, basin unit with storage beneath and shower enclosure.

Externally, the property enjoys an incredibly private and bright south facing aspect. There is a spacious paved patio area with an extensive lawned area beyond a shallow brick wall. Throughout the Garden there are mature shrubs and trees, a useful Greenhouse and there is security lighting.

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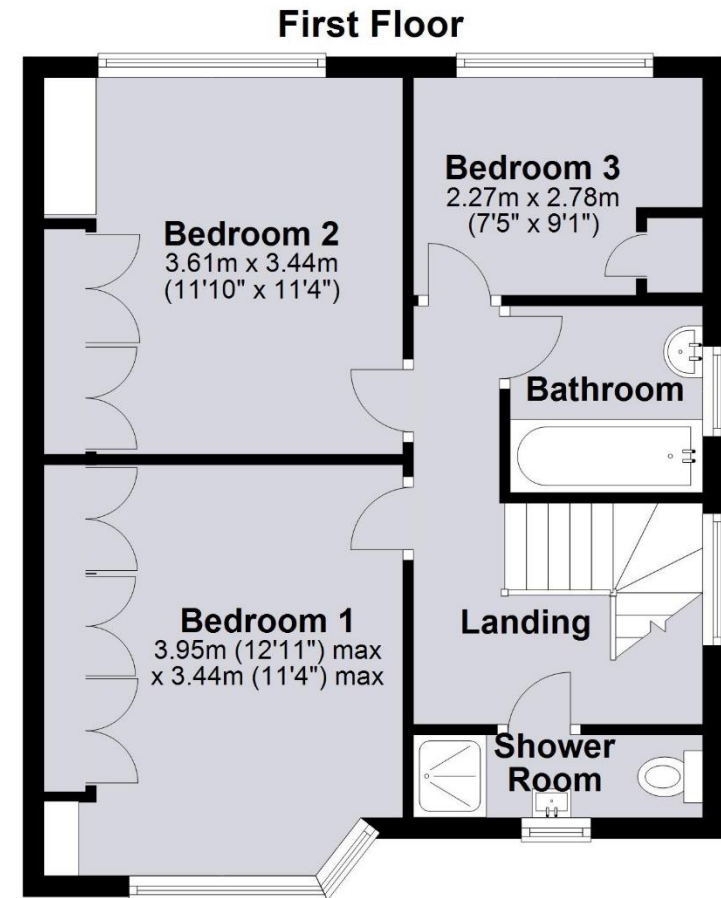
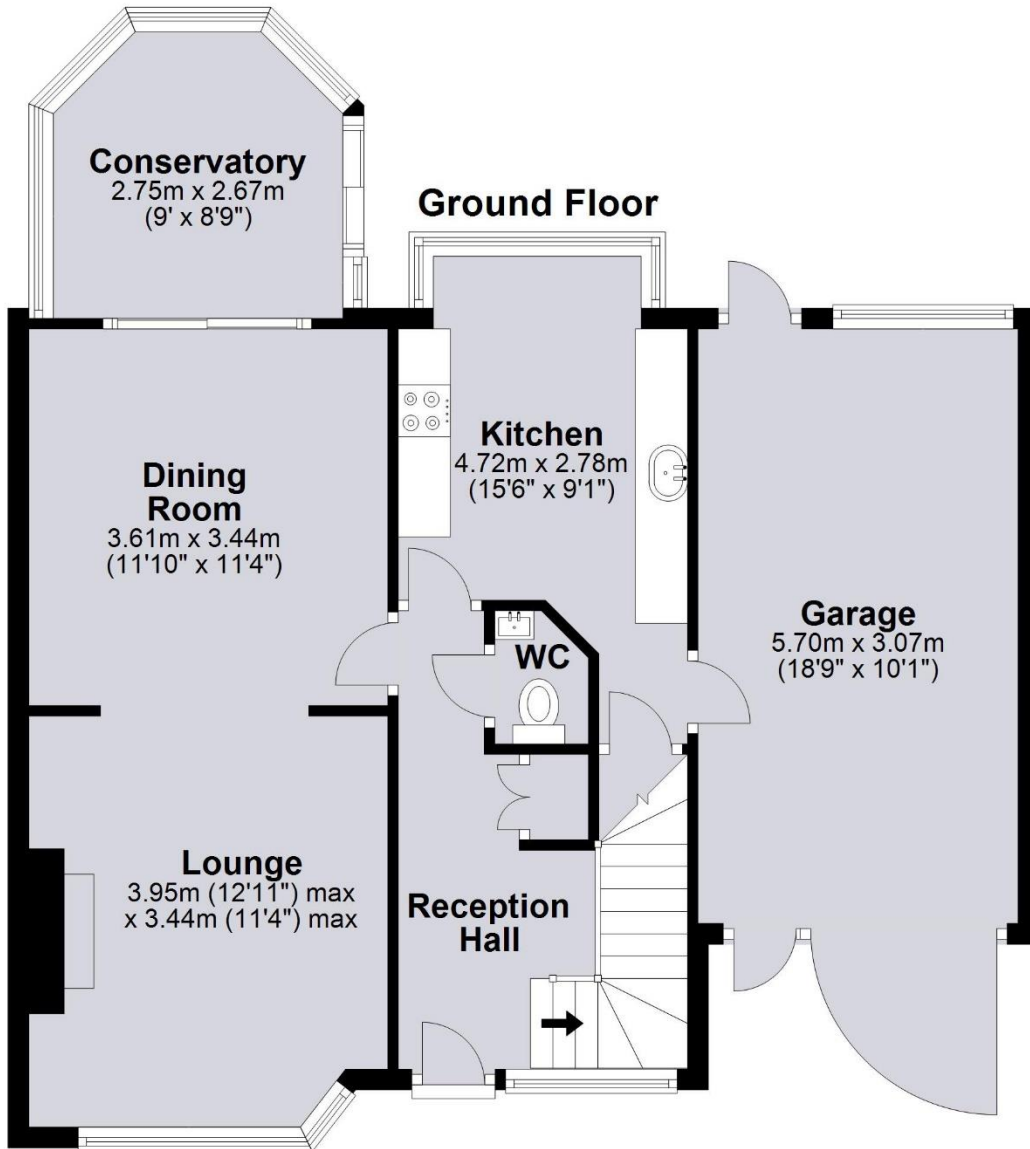
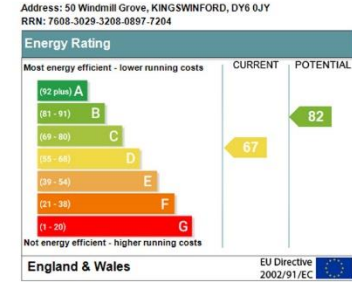
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FLOOR PLANS

EnergyCom



Approximate Gross Internal Floor Area:
 Ground Floor (exc. Garage): 54sq m, 581sq ft
 Garage: 16sq m, 172sq ft
 First Floor: 46sq m, 495sq ft

Produced by EnergyCom.
 This Floor Plan is presented as general guidance only.
 It cannot be relied upon as a statement of fact.
 Email: ecl@energy-survey.com



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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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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com www.leeshaw.com

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