



RICS

the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

VALUE. SELL. LET.



Holbeache Road
Wall Heath, Kingswinford

15 Holbeache Road, Wall Heath, Kingwinford DY6 0HF

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

OUTSTANDING OPPORTUNITY – NOT TO BE MISSED. EVERY SO OFTEN A PROPERTY COMES TO MARKET WHICH IS AN IMPORTANT AND HIGHLY DESIREABLE LANDMARK HOME - ONE THAT STANDS OUT FROM THE CROWD AND A RARE FIND – THIS SPECIAL PROPERTY IS A ONCE IN A GENERATION CHANCE TO BUY AND EARLY INSPECTION IS ESSENTIAL TO AVOID DISAPPOINTMENT.

With great kerbside appeal, this distinctive, traditional style Extended, 5 Bedroom Detached Family Home has been much improved and enjoys a great service road position on Holbeache Road, being set back and standing well, in large mature Grounds extending to around 0.41 of an Acre. The impressive wide frontage has a low front wall, mature fore garden and extensive in and out block paved Driveway, offering unbelievable space for off road parking and is further enhanced by 2 generous Garages (one with external Office), either side of the property, and a delightful Rear Garden presenting a mature backdrop.

Add in the sought after location and being well placed for amenities and the centre of the Village and just a stones throw from countryside and the South Staffordshire railway walk, and the property ticks many boxes.

With gas central heating, UPVC double glazing (with stylish flush casement windows to the front), large rear Orangery and accommodation comprising: Porch Entrance, large Reception Hall, Guest Cloakroom, generous Study, Lounge with feature fireplace and multi-fuel burner, stunning refitted Dining Kitchen, Utility Room, Family Room, Landing, large Master Bedroom with Dressing Room including wardrobes and En-Suite Shower Room, 4 further Double Bedrooms and refitted House Shower Room.

OVERALL, THIS IS A CONVENIENTLY PLACED, DISTINCTIVE & SUBSTANTIAL DETACHED RESIDENCE – OFFERING WELL PLANNED AND SPACIOUS ACCOMMODATION – VIEWING IS HIGHLY RECOMMENDED TO TRULY APPRECIATE.

On the Ground Floor, there is a Porch Entrance with tiled floor, composite double glazed front door, 2 UPVC double glazed front windows, 2 side UPVC double glazed fixed windows, part obscure UPVC double glazed door and side screens to the Reception Hall. This has a wood floor, feature staircase to 1st Floor with spindle balustrade, doors leading off and steps and door to the Guest Cloakroom having a white WC, wash basin and tiled splashback, tiled floor and obscure UPVC double glazed front window.

There is a good size Study, to the front, with UPVC double glazed window and rear Lounge having a feature wide stone mantel fireplace with hearth and multi-fuel burner, 2 side UPVC double glazed windows, rear UPVC double glazed bay window, archway, deep ceiling coving and with glazed sliding doors to the Orangery.

There is a refitted L-shaped Dining Kitchen having arched small paned glazed door from the Hall to the Dining Area, at the front, with UPVC double glazed window, excellent table space and tiled floor and this opens to the Kitchen area having a range of cream gloss wall and base cupboards with contrasting granite worktops, sink and mixer tap, Neff built-in double oven with cupboard above and below, Neff microwave and warming drawer with cupboard above and below, tall cupboard with pull-out shelving, Bosch integrated dishwasher, low level plinth lights, UPVC double glazed rear window, recessed ceiling lights, and middle Kitchen area having Centre Island with granite worktop forming breakfast bar with cupboards and drawers below (in grain effect), Smeg 5 burner gas hob, Neff stainless steel and glass cooker hood over, tiled floor, recessed ceiling lights, tiled step and small paned glazed door to Hall and opening through to the Orangery. The middle part of the kitchen has underfloor heating.









The
LEE, SHAW
Partnership

VALUE. SELL. LET.



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





The Orangery takes full advantage of the rear Garden and has a tiled floor with underfloor heating, UPVC double glazed raised lantern roof, 4 side and 2 rear UPVC double glazed windows, recessed ceiling lights and rear UPVC double glazed doors to the Garden.

There is a Utility Room leading from the Kitchen and this has a range of Maple style wall cupboards, tall cupboard, worktop having sink and mixer tap, base cupboard and drawers, tiled splashback, 2 appliance spaces, tiled floor, UPVC double glazed rear window, Vaillant gas central heating boiler and door to Garage 1. A door leads off to the Play/Hobby Room with UPVC double glazed window, laminate floor and cupboard with electric and gas meter.

On the 1st Floor, there is a Landing having spindle balustrade to stairs, loft access and doors to 5 Bedrooms and Shower Room.

Bedroom 1 is a generous size, with UPVC double glazed dormer window to front, coloured leaded single glazed arched window to Landing, loft access and archway opening to the Dressing Room with rear UPVC double glazed window and range of Beach style built in wardrobes. A door gives access to the En-suite having a large walk-in shower with side screen, semi recessed basin with vanity cupboards below, WC with concealed cistern, obscure UPVC double glazed rear window, shelving, tiled walls and floor, chrome ladder radiator and recessed ceiling lights.

Bedroom 2, 3, 4 and 5 are all double size rooms, each with UPVC double glazed window and Bedroom 2 & 4 also have dual aspect, with side UPVC double glazed window.

There is a refitted Shower Room having a white suite with walk-in shower having curved shower screen, semi recessed basin with vanity cupboards below, WC with concealed cistern, adjoining built-in cupboards, tiled floor, tiled walls, obscure UPVC double glazed window, chrome ladder radiator and recessed ceiling lights.







RICS

the mark of
property
professionalism
worldwide

Garage 1 has an electric door and metal front pedestrian door with rear part obscure UPVC double glazed pedestrian door to Garden. Garage 2 has an electric door and to the rear of Garage 2 there is external access to an Office having laminate floor, rear UPVC double glazed window, electric heater, and part obscure UPVC double glazed side pedestrian door.

One of the main features of the property is its generous Grounds and at the rear, the Garden has a generous size paved patio with steps that lead off to the right side of the Garden and centre steps with brick columns leading off to the large lawn, there is additional patio area to the other side behind the Lounge with side paved access and gate to front and sloping pathway which also leads onto the lawn. The left side of the Garden has shrub and tree planting and there is a summer house and tree screen to the rear left centre, with additional space to the corner behind, additional summer house to the right side, with greenhouse and gazebo.

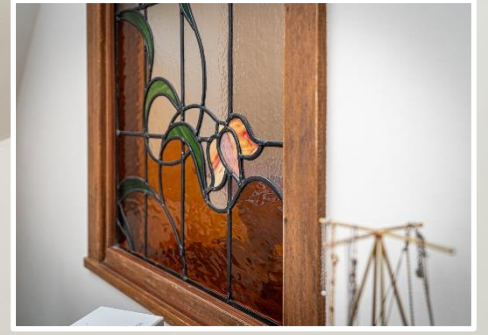
At the front, there is a low wall with border, large beach tree, good size lawn and large in and out block paved driveway providing excellent off-road parking.

Tenure: Freehold
Council Tax Band: F

The
LEE, SHAW
Partnership

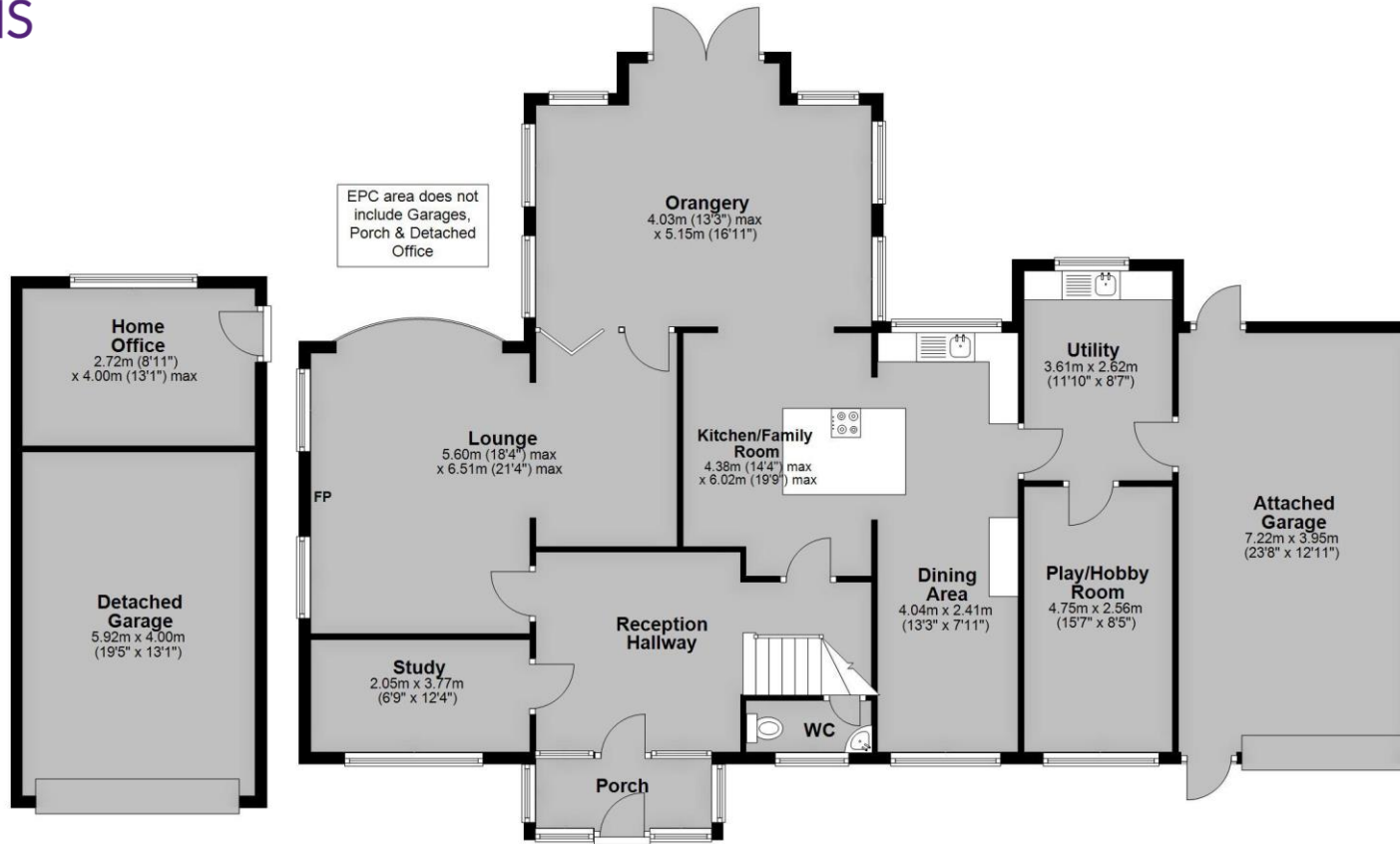
VALUE. SELL. LET.



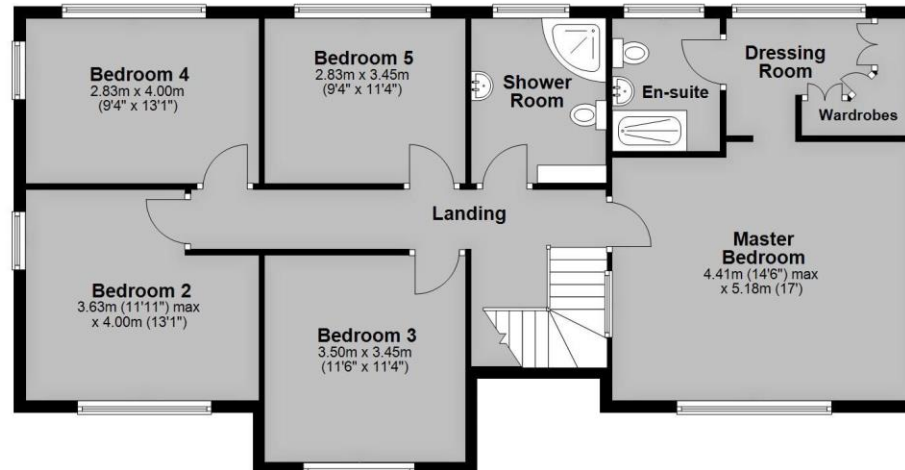


FLOOR PLANS

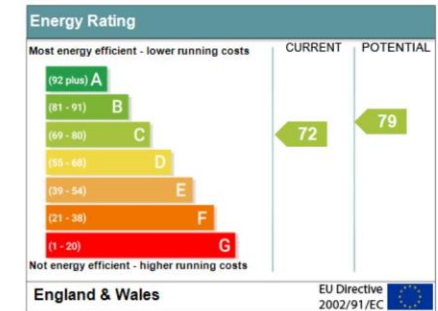
Ground Floor
Approx. 187.9 sq. metres (2022.0 sq. feet)



First Floor
Approx. 102.1 sq. metres (1099.4 sq. feet)



Address: 15 Holbeache Road, KINGSWINFORD, DY6 0HF
RRN:



Total area: approx. 290.0 sq. metres (3121.5 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

Worcester House, 64 Hagley Road
Stourbridge, West Midlands DY8 1QD

Sales: (01384) 396066
stourbridge@leeshaw.com www.leeshaw.com

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