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11 Wellington Close  
Kingswinford



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11 Wellington Close, Kingswinford, DY6 8JG

This modern, 2 Bedroom Detached Bungalow with large Conservatory enjoys a popular cul-de-sac location leading off Auckland Road and is available with no onward chain.

With gas central heating and accommodation comprising: Entrance Hall, Lounge with fireplace, Kitchen with Maple style units and integrated appliances, Inner Hall, Bedroom 1 with range of wardrobes, Shower Room with white suite, Bedroom 2/Dining Room giving access to the large rear Conservatory which also provides internal access to the Garage (with rear Utility Space), Block Paved Driveway and Rear Garden.

OVERALL, A MODERN BUNGALOW WELL WORTH INSPECTION TO FULLY APPRECIATE ITS SIZE, LAYOUT AND POSITION.

There is a Canopy Entrance with part double glazed front door opening to the Entrance Hall having a laminate floor, 2 recessed ceiling lights and door leading off to the Lounge.

The Lounge is a generous size, to the front, having a brick fireplace with tiled hearth, wooden mantel and inset fire, laminate floor, picture rail, 2 ceiling beams, recessed ceiling lights, UPVC double glazed front bow window, obscure UPVC double glazed side window and door to Inner Hall.



A door leads off to the Kitchen having a range of Maple style wall/base cupboards, worktops and tiled splash backs, sink and mixer tap, Logik built in oven with cupboard above and below, Diplomat gas hob with cooker hood over, Integrated fridge, integrated freezer, plinth heater, Worcester gas central heating boiler, UPVC double glazed side window and double glazed UPVC side door to Driveway.

The Inner Hall has a loft access (with ladder), laminate floor, Airing Cupboard (with tank) and doors to 2 Bedrooms and Shower Room.

Bedroom 1 is a good size double room having a laminate floor, rear UPVC double glazed window to Conservatory and 3 double built-in wardrobes.

There is a Shower Room having a white suite with shower cubicle having curved screen doors, WC, basin, tiled walls, obscure UPVC double glazed side window, shaver point, recessed ceiling lights and Newlec Electric fan heater.

Bedroom 2/Dining Room has a laminate floor and double glazed patio door leading to the Conservatory.

There is a large rear Conservatory being UPVC double glazed with 3 top opening windows, patio doors to Garden, side UPVC double glazed window and obscure UPVC double glazed door to Garage.





The Garage has part single glazed timber entrance doors to the front, rear single glazed timber window, rear worktop with sink and double base cupboard and with obscure UPVC double glazed door to Garden

The Rear Garden has a patio area with stepped pathway leading off to a lower patio area. There are gravel areas and rockery and with rear and left side shrub planting. There is also a side access pathway with gate to front.

At the front there is shrub planting, Block Paved Driveway and gate to side Block Paved Driveway leading to the Garage.

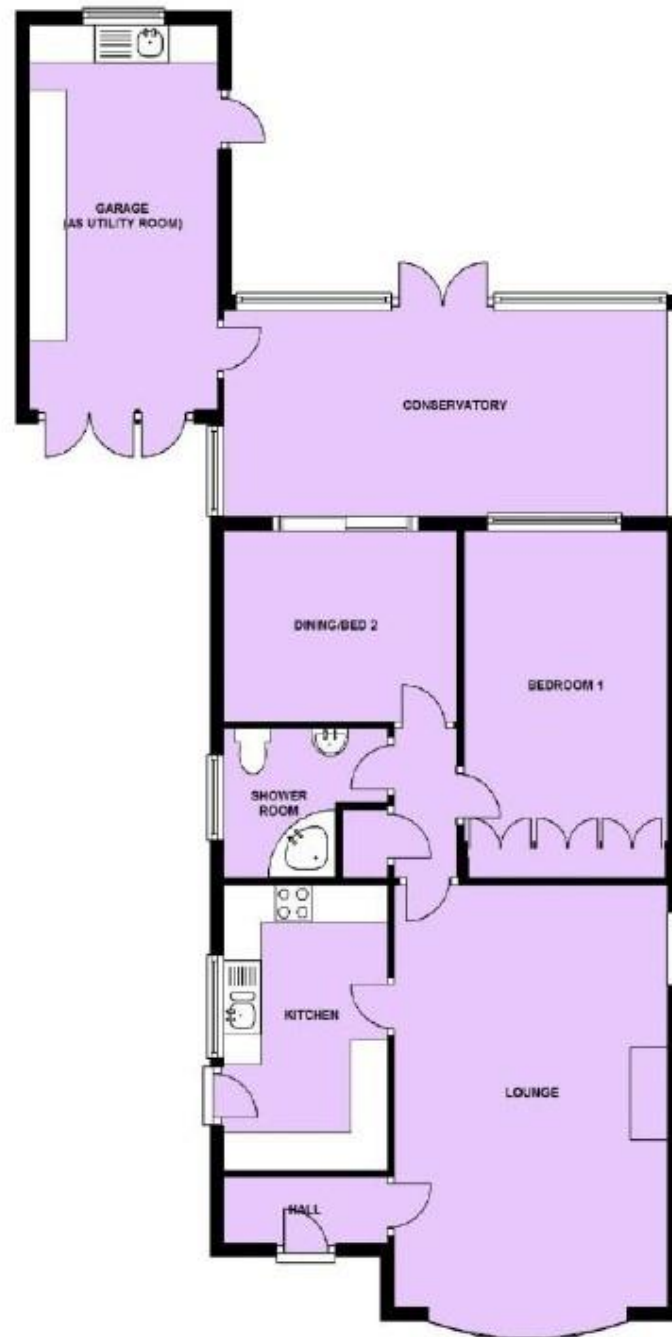
Tenure: Freehold  
Council Tax Band: D



# FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**GROUND FLOOR**  
APPROX. 93.6 SQ. METRES (1009.2 SQ. FEET)



TOTAL AREA: APPROX. 93.6 SQ. METRES (1009.2 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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**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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