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13 Richmond Park

Wall Heath

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13 Richmond Park, Wall Heath, DY6 9AA

An individual 3 bedroom detached property located at this much sought after address and cul-de-sac position in Wall Heath. This much improved family home oozes space throughout and ideal for a growing family. Over the years, the property has benefitted from a refitted Kitchen and Shower room and has a beautifully presented landscaped rear Garden with mature shrubs throughout. The property is situated within walking distance from the centre of Wall Heath village, which boasts a wealth of amenities, public transport links and schools. Further to this, the property has UPVC double glazing throughout, gas central heating and off road parking.

Accommodation is over 2 floors and comprises; Reception Hallway, Ground floor WC, Dining Room, Lounge, Breakfast/Kitchen with a pantry, Tandem enclosed carport with additional storage space at the rear, 3 generous Bedrooms, Family Shower room and rear Garden.

OVERALL, A WELL APPOINTED FAMILY HOME WITH DECEPTIVELY SPACIOUS ACCOMMODATION THROUGHOUT. VIEWING IS ESSENTIAL TO FULLY APPRECIATE.



On approach, you are greeted by a good size block paved Driveway providing off road parking with decorative lawned area to the side. On entrance to the property, the inviting Reception Hallway has stairs to first floor landing, understairs storage cupboard, WC and doors leading to;

The Dining Room is located at the front of the property and features a bay window and a electric fire with surround. The Lounge is located at the rear and has French doors which gives access to the rear Garden. There is also a electric fire with brick surround.

The Breakfast/Kitchen is fitted with a range of wall/base 'Shaker Style' units, worktops with splashback tiles, inset sink with drainer to the side, inset oven and grill, electric hob with extractor fan above and built in dishwasher. Further to this, there is a Pantry which has plumbing and is perfect for storage. A door from the kitchen leads to the carport.

The double tandem enclosed carport has a front door opening and houses the Worcester Boiler. The current owners have recently had the carport flat roof replaced, there is a 10 year guarantee. There is an outside tap, lighting and a door to the rear Garden. Further to this, there is an additional door in the Garage which accesses a Store and has another door leading out the rear Garden.



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To the first floor, the Landing has a front UPVC double glazed window which provides natural lighting, useful partly boarded loft having hatch access with pull down ladder, airing cupboard which houses the tank and an additional storage cupboard. There are doors to;

There are three generous sized bedrooms, of which Bedroom 1 and 2 benefit from built in wardrobes and Bedroom 1 has a fitted dressing table with drawers. Bedroom 3 is also a double room but is currently being used as an office/study. The Shower Room has a contemporary white suite comprising; WC, hand wash basin, walk in shower with waterfall showerhead. Further to this, the Shower Room is fully tiled, has spot lights throughout, fitted storage and a stylish vertical radiator.

Externally, the property enjoys a mature and beautifully presented rear Garden with a patio area and a path leading down to the lawn. Throughout the Garden there is a array of mature plants, shrubs and trees. There is side access to the front elevation.

Agent Note:

3 new homes are currently being constructed next to the property.

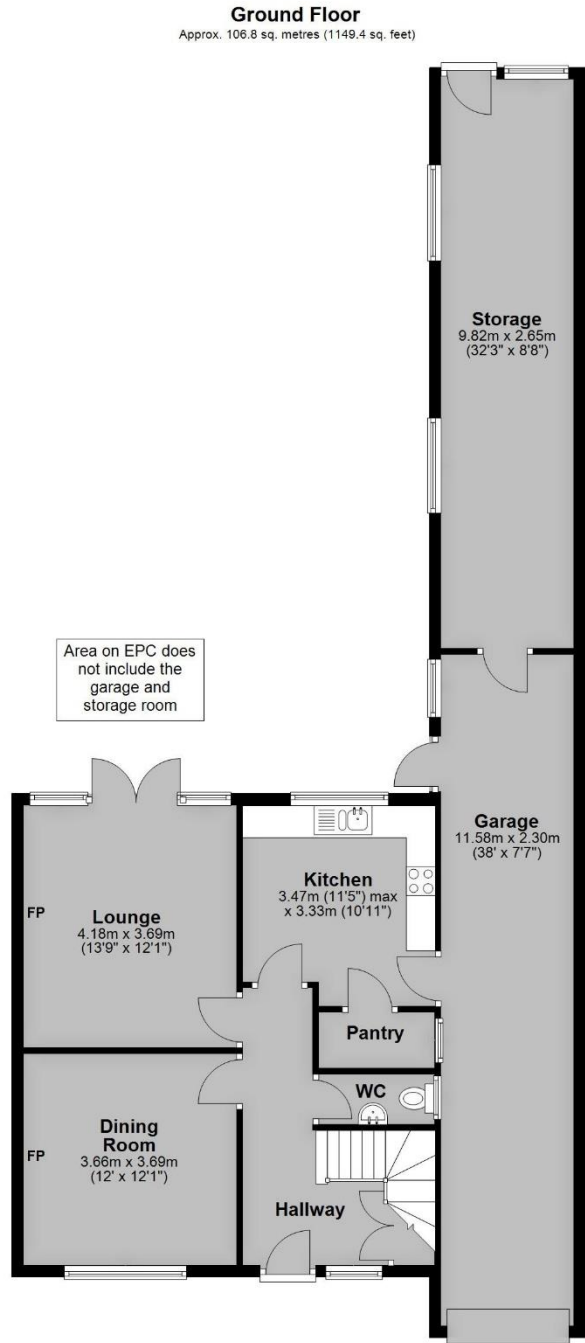
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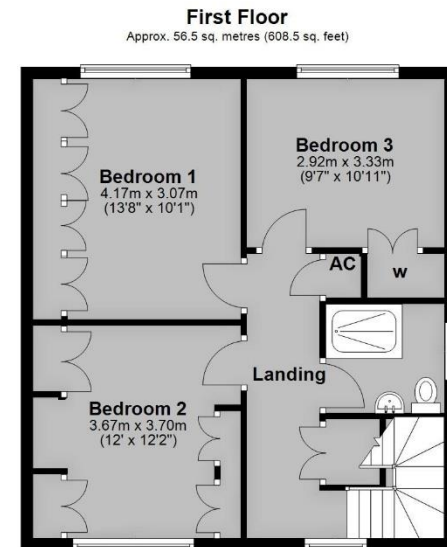
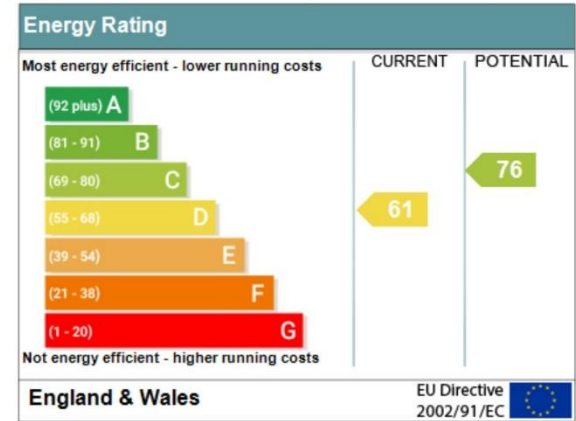




FLOOR PLANS



Address: 13 Richmond Park, KINGSWINFORD, DY6 9AA
RRN:



Total area: approx. 163.3 sq. metres (1757.8 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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