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# 1 Ploughmans Walk

Wall Heath

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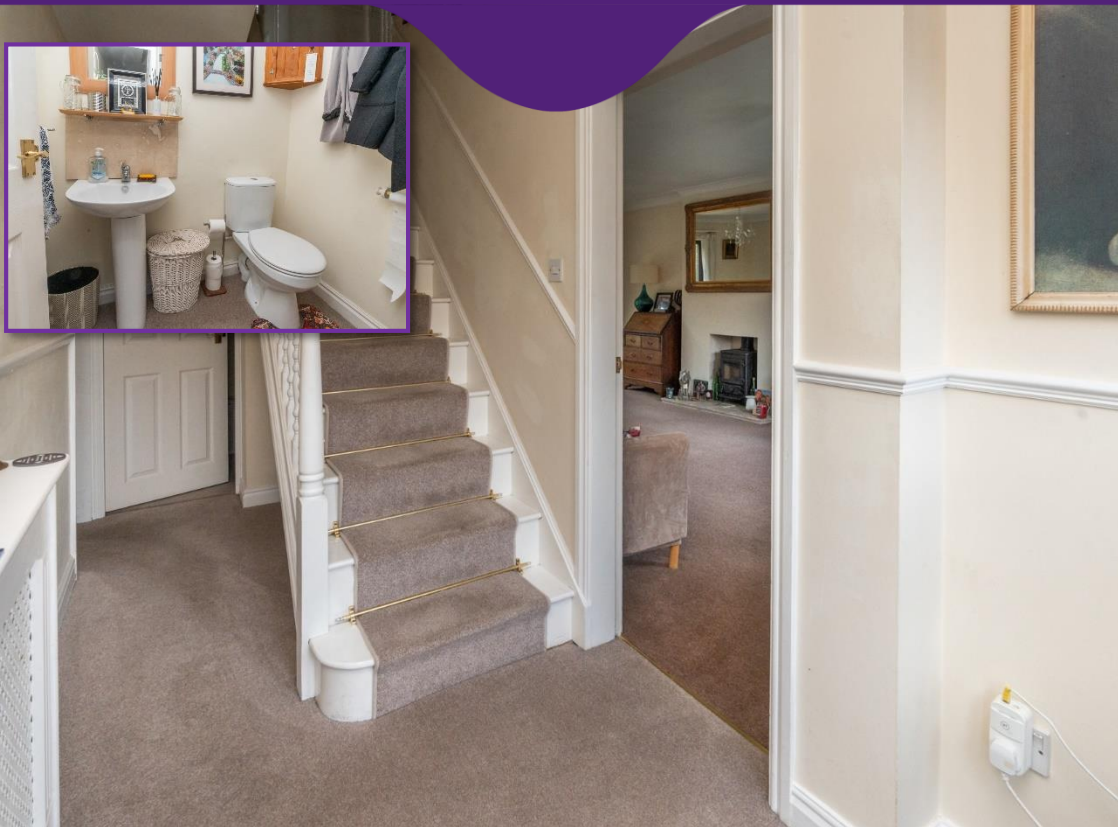
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1 Ploughmans Walk, Wall Heath, DY6 0DX

A fantastic opportunity to acquire a beautifully presented David Payne 4 bedroom detached family home, enjoying an excellent corner position and tucked away within a quiet cul-de-sac location on the ever popular 'Heathbrook Farm' estate. Being well placed for local amenities, good schooling and on the edge of the Green Belt countryside, this property also benefits from gas central heating, UPVC double glazing and private rear Garden.

Accommodation is over two floors and briefly comprises; Reception Hallway, Guest Cloakroom, Lounge with French doors to rear Garden, Open Plan Kitchen/Diner with Utility area off, Landing, Master Bedroom with En-suite, 3 further generous Bedrooms, family Bathroom, Garage and Carport to side and private rear Garden.

OVERALL A QUALITY FAMILY HOME IN A POPULAR WALL HEATH ADDRESS!  
INTERNAL INSPECTION IS HIGHLY RECOMMENDED.



On approach, you are greeted by a tarmac driveway having front and side Garden with variety of mature shrubs. On entrance to the property, the inviting Reception Hallway has stairs to the first floor landing, Cloakroom with WC and basin and doors to;

The Lounge has an attractive fireplace with gas log burner effect stove, 2 bay windows overlooking the front Garden and side, and French doors leading out to the rear Garden.

The Kitchen/Diner has windows to both front and rear providing ample lighting, and is fitted with a range of beech wall/base units, worktops with upstands which incorporate an inset sink and drainer, fridge freezer, oven, gas hob with extractor fan above. Further to this, there is a Utility Area with space for washing machine/dishwasher.

The first floor Landing has a useful airing cupboard, loft hatch and further doors to;



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The Master Bedroom is located at the front of the property and benefits from a stylishly fitted En-Suite shower room with white suite comprising; WC, pedestal sink, enclosed shower with waterfall showerhead, tiled walls and flooring.

There are 3 further generous Bedrooms. The family Bathroom boasts a contemporary white suite comprising; WC, Pedestal sink, fitted storage and freestanding bath.

There is a Carport to the front leading to the Garage. The Garage has an up and over door to the front, door leading to the rear Garden, power points, lighting and houses the Worcester boiler.

Externally, the property has a pleasant and private rear Garden with spacious paved patio area and lawned area beyond. There is a gravelled border having a variety of shrubs and planting throughout and a path leading to a gravelled seating area, perfect for the summer months. Further to this, there is gated side access and an outside tap.

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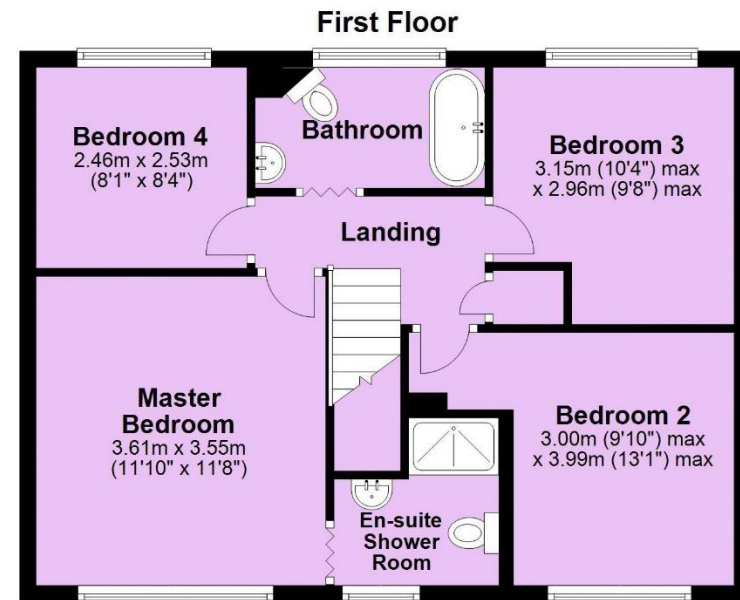
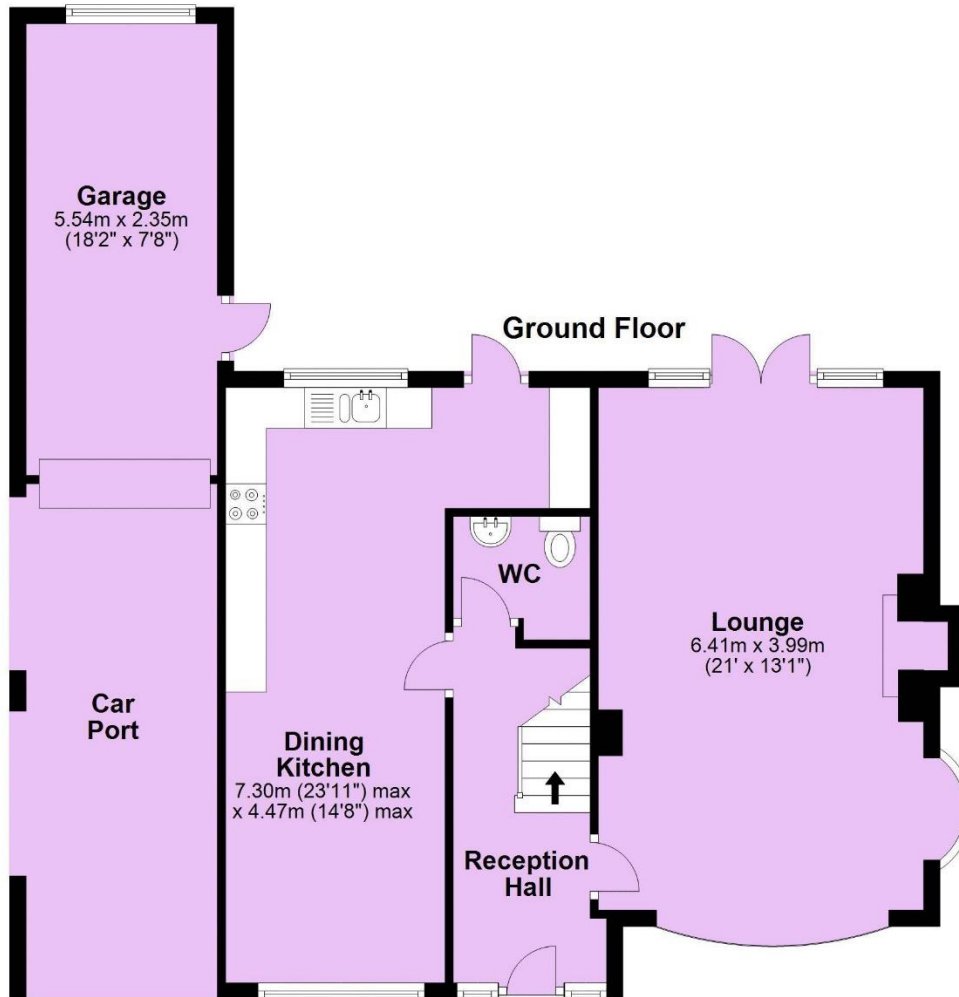
# FLOOR PLANS

Council Tax Band: E  
Tenure: Freehold

Approximate Gross Internal Floor Area:  
Ground Floor (exc. Garage): 60sq m, 646sq ft  
Garage: 13sq m, 140sq ft  
First Floor: 54sq m, 571sq ft

Address: 1 Ploughmans Walk, KINGSWINFORD, West Midlands, DY6 0DX  
RRN: 0128-5076-7205-6141-2914

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO2 emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO2 emissions</p>			
68	81	63	77
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





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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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