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The Mill House
Enville Road, Wall Heath

The Mill House, 107 Enville Road, Wall Heath DY6 0BP

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The Mill House is a distinctive double fronted Detached character property, being a local landmark Home, on Enville Road, which exudes charm and great kerbside appeal, and is believed to date back to around the early 19th Century.

The property is well placed on the rural edge of Wall Heath convenient for amenities and schools and is further enhanced by a south facing Garden, generous Conservatory and walled Courtyard/Driveway with secure parking having electric shutter door leading to the Garage and Carport.

With gas central heating, UPVC double glazing and comprising: Sitting/Dining Room, Lounge, Inner Hall, Guest Cloakroom, Breakfast Kitchen, Conservatory, Landing, 3 Bedrooms and Bathroom. There is also an External Office.

OVERALL, AN INDIVIDUAL FAMILY HOME WELL WORTH VIEWING TO FULLY APPRECIATE.

On the Ground Floor there is a Canopy Entrance with light and front door opening to Sitting/Dining Room having a brick fireplace with raised quarry tiled hearth, beam mantel and log burner, UPVC double glazed front window with plantation shutter, 2 ceiling beams, stairs to 1st Floor and door to Inner Hall and door to Lounge.

The Lounge is also located to the front and has a brick fireplace with quarry tiled hearth, beam mantel, side shelving and multi-fuel burner, UPVC double glazed bay window with plantation shutter and window seat and side UPVC double glazed window to Conservatory.

There is an Inner Hall having a tiled floor, radiator, door to kitchen and door to Guest Cloakroom having a white suite with semi recessed basin with vanity cupboard below, WC with concealed cistern, tiled floor, part panel walls, rear obscure UPVC double glazed window with plantation shutter and Worcester gas central heating boiler.

The Breakfast Kitchen has a range of wall/base cupboards and butchers block style worktops, tiled splashbacks, one a half bowl sink and mixer tap, integrated dishwasher, integrated washing machine, Rangemaster range cooker, exposed brick wall, tiled floor, under cupboard lights, low-level plinth lighting, recessed ceiling lights, UPVC double glazed side window, table space and part glazed door to the Conservatory.

There is a good size Conservatory being UPVC double glazed with top opening windows, double doors to Garden, radiator, quarry tiled floor and recessed lights to part.

On the 1st Floor, there is a Landing with doors to 3 Bedrooms and Bathroom.





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Bedroom 1 has dual aspect with UPVC double glazed front and side window, a range of built-in wardrobes and top cupboards and laminate floor. Bedroom 2 has a range of wardrobes with sliding doors, UPVC double glazed front window, built-in wardrobe, recess with shelving and laminate floor. Bedroom 3 has a side UPVC double glazed window, laminate floor and built-in wardrobe.

There is an L shaped Bathroom having a white suite with bath, WC, basin with vanity cupboard below, corner shower cubicle with curved screen doors, chrome ladder radiator, part wall tiling, obscure UPVC double glazed side window, recessed ceiling lights, X-pelair and tiled floor.

Outside there is a main Side Garden being south facing and having a block paved patio, shaped lawn, borders, left side block paved patio, wrought iron gate to Courtyard and Summerhouse 10'9" x 6'8" (3.28m x 2.04m) with light and power points.

There is a secure Courtyard/Driveway being walled to Enville Road and with electric shutter door, providing parking and giving access to the Garage and external Office. The external Office has a timber double glazed side window with plantation shutter, recessed ceiling lights and power points. The Garage is an irregular shape, being a good size with electric heater, timber entrance doors and timber double glazed side window. In front of the Garage there is a small Carport.

Tenure: Freehold
Council Tax Band: E

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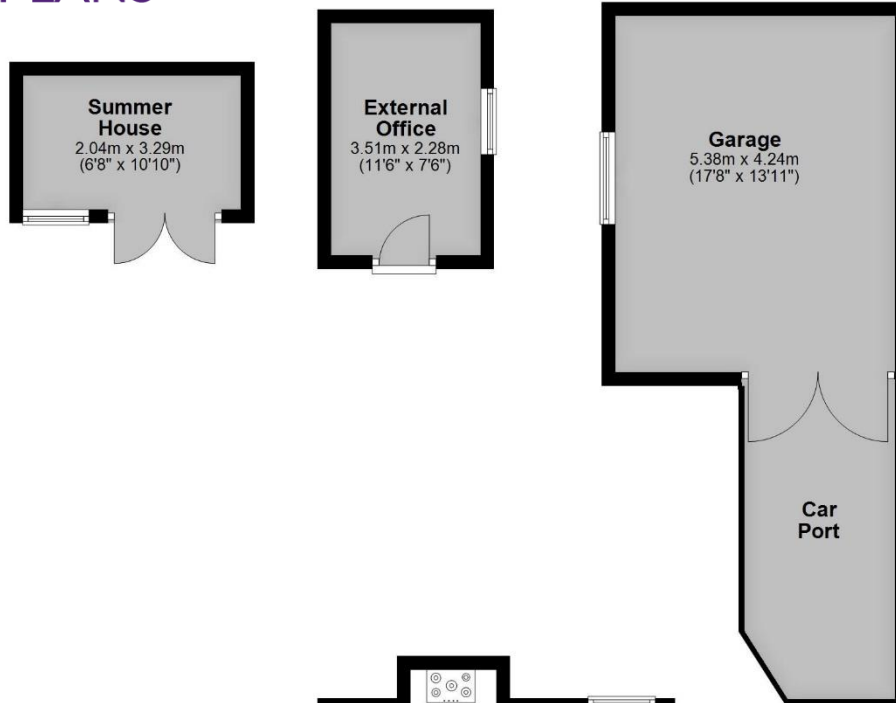




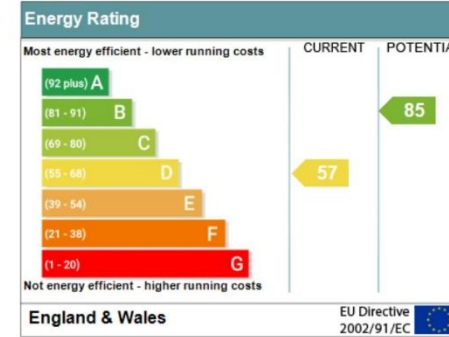
FLOOR PLANS

Ground Floor

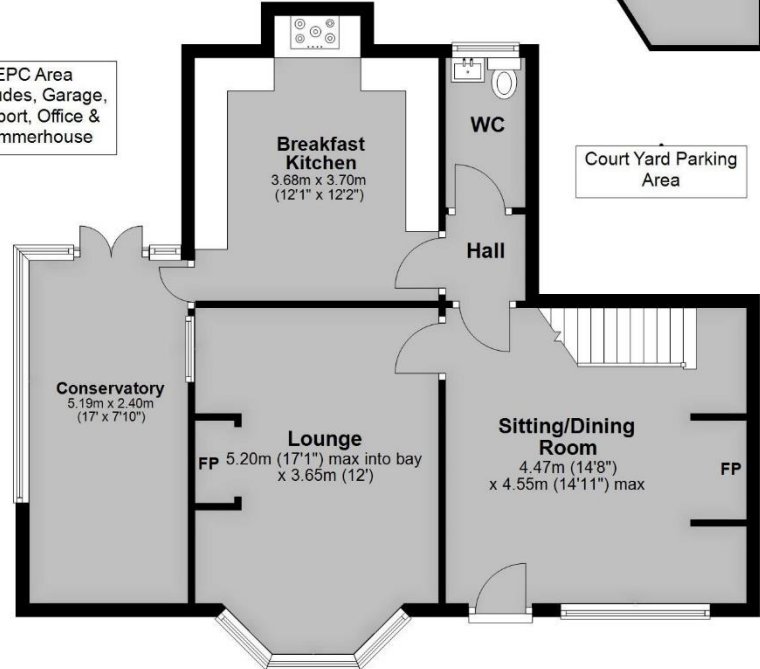
Approx. 102.4 sq. metres (1102.6 sq. feet)



Address: 107 Enville Road, KINGSWINFORD, DY6 0BP
RRN:

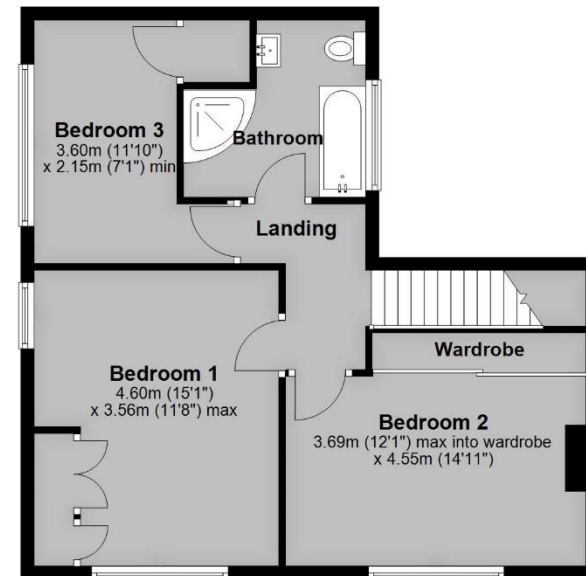


EPC Area excludes, Garage, Carport, Office & Summerhouse



First Floor

Approx. 56.3 sq. metres (606.0 sq. feet)



Total area: approx. 158.7 sq. metres (1708.6 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

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

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

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