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Heathbrook Avenue
Wall Heath

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39 Heathbrook Avenue, Wall Heath DY6 0ER

This 3 Bedroom traditional style Family Semi-detached enjoys a sought after cul-de-sac location leading off Kidderminster Road and is well placed for the centre of Wall Heath, convenient for local amenities and schools.

Surprisingly spacious and well worth viewing to fully appreciate, the property benefits from Driveway parking, to the front leading to the Garage and is further enhanced by the addition of a rear Conservatory and with a south west facing aspect to the rear Garden.

With gas central heating, UPVC double glazed windows and comprising: Porch, Hall, Guest Cloakroom, Lounge, Dining Room opening to the rear Conservatory, modern beech style Kitchen, Landing 3 Double Bedrooms, Bathroom with corner bath suite, Garage and rear Toilet.

OVERALL, A GOOD SIZE FAMILY HOME IN A DESIRABLE LOCATION – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance with UPVC double glazed doors, obscure single glazed and leaded timber front door and screen, to the Reception Hall having stairs to 1st Floor, Store (below), laminate floor and doors leading off.

There is a Guest Cloakroom having a white suite with WC having concealed cistern, basin with vanity cupboard below, extractor and 2 recessed ceiling lights.



The Lounge has a front UPVC double glazed bay window and there is a separate Dining Room having laminate floor and opening through to the Rear Conservatory being UPVC double glazed, having top opening windows, double doors to Garden, laminate floor, power points and ceiling light with fan.

The Kitchen has a range of Beach style base cupboards, worktops, sink and mixer tap, range of wall cupboards, additional unit with three drawers and shelving below, 2 recessed ceiling lights, Leisure Cookmaster range cooker with Beaumatic cooker hood over, freestanding fridge freezer and dishwasher, rear UPVC double glazed bay window and door to Garage.

On the 1st Floor, there is a Landing with UPVC double glazed front window, loft access (with ladder) and doors to 3 Bedrooms and Bathroom.

There are 3 double size Bedrooms, each with UPVC double glazed window and Bedroom 1 having a range of beach style wardrobes.

The Bathroom has a white suite, including a corner bath with shower over and side screen, basin, WC, 2 obscure UPVC double glazed side windows, ladder radiator, recessed ceiling lights and tiled walls.

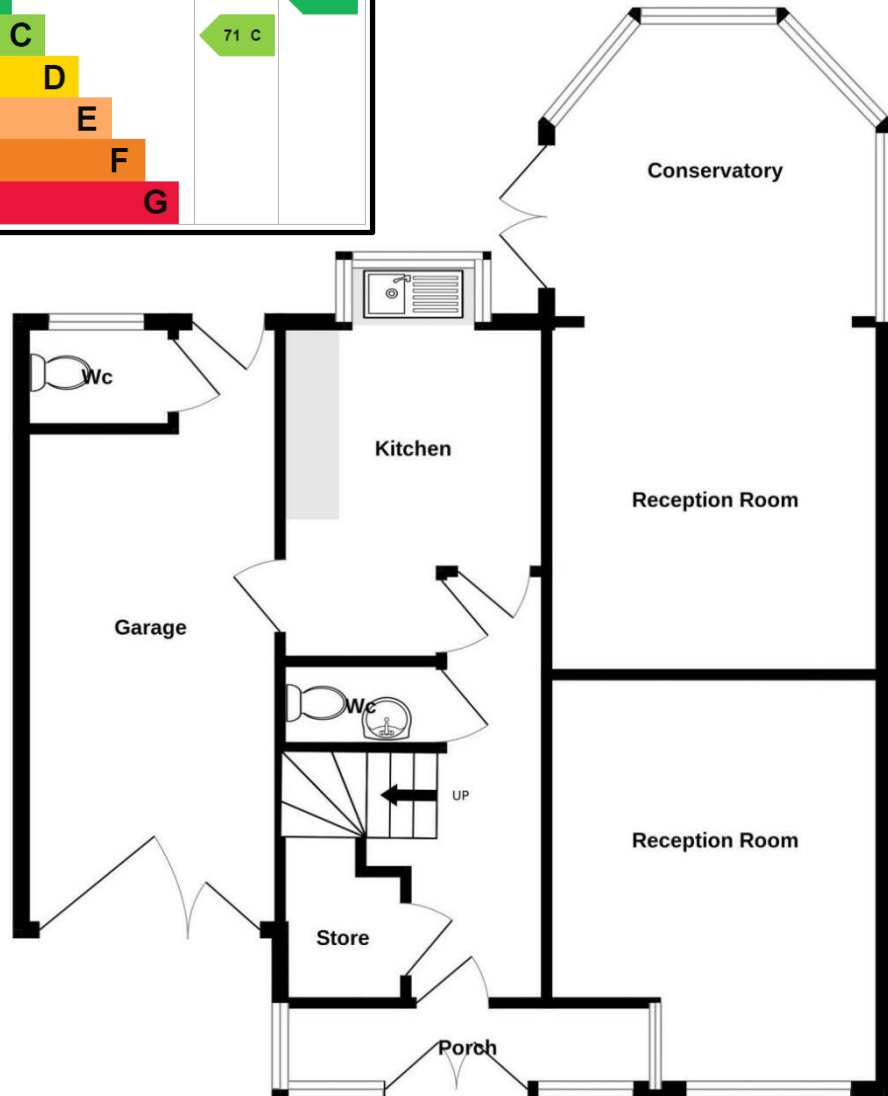
The Garage has side opening entrance doors, Vaillant gas central heating boiler, door to rear Lobby having part obscure UPVC double glazed door to Garden and with door to Toilet with WC and obscure UPVC double glazed window.

The Rear Garden is south west facing, having a decking patio, pond with water run and decking footpath bridge over, leading onto lawn. At the front, there is a block paved Driveway providing off-road parking.

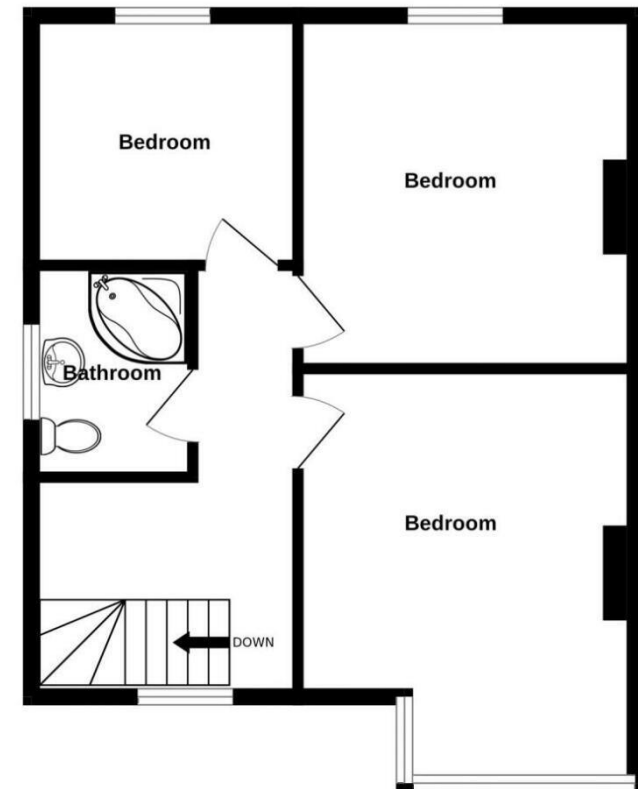


Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1st Floor



Tenure: Freehold
Council Tax Band: C

Porch
Hall
Guest Cloakroom
Lounge: 13'5" x 11'5" (4.09m x 3.49m)
Dining Room: 12' x 11'5" (3.66m x 3.50m)
Kitchen: 13'6" max x 9'2" (4.13m x 2.80m)
Landing
Bedroom 1: 13'7" x 11'5" (4.16m x 3.50m)
Bedroom 2: 12' x 11'5" (3.67m x 3.49m)
Bedroom 3: 9'3" x 8'8" (2.82m x 2.65m)
Bathroom: 9'3" x 5'7" (2.84m x 1.71m)
Garage: 17'10" x 9'1" (5.45m x 2.78m)



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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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