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3 Albany Close
Kingswinford

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3 Albany Grove, Kingswinford, DY6 8AZ

A rare opportunity to acquire this 3 bedroom detached Bungalow, tucked away in a quiet cul-de-sac address in Kingswinford close to King George VI park and St Mary's Church. This well planned and deceptively spacious property offers accommodation, to include generous Lounge, Conservatory overlooking the rear Garden and 3 good sized Bedrooms. Further to this, externally the property boasts a private rear Garden and ample off road parking. With gas central heating, UPVC double glazing throughout and being available with no upward chain.

Accommodation briefly comprises; Porch, Reception Hallway, Lounge, Kitchen with doors through to the Conservatory, 3 Bedrooms, Shower Room, single Garage with up and over door and easy maintenance rear Garden.

AVAILABLE WITH NO UPWARDS CHAIN, VIEWING IS HIGHLY RECCOMENDED!



On approach, you are greeted by a tarmac driveway providing ample off road parking for multiple vehicles. On entrance to the property, the UPVC front door opens into the Porch where there is a further door leading through to the Reception Hallway. The Hallway has 2 airing cupboards, access to loft (which houses the boiler) and doors to;

The spacious Lounge is located at the front of the property and enjoys a bay window and feature brick fireplace. The Kitchen is fitted with a range of wall and base units with worktops that incorporate an inset sink and drainer and further space for appliances. The Kitchen has sliding patio doors to the UPVC Conservatory which has a door to the rear Garden.

There are three generous Bedrooms, of which Bedroom one benefits from built in wardrobes. Bedroom 2 has previously been used as a Dining Room. The family Bathroom is fitted with a cream suite comprising; wc, pedestal sink with storage above, corner bath with shower over and tiled walls.

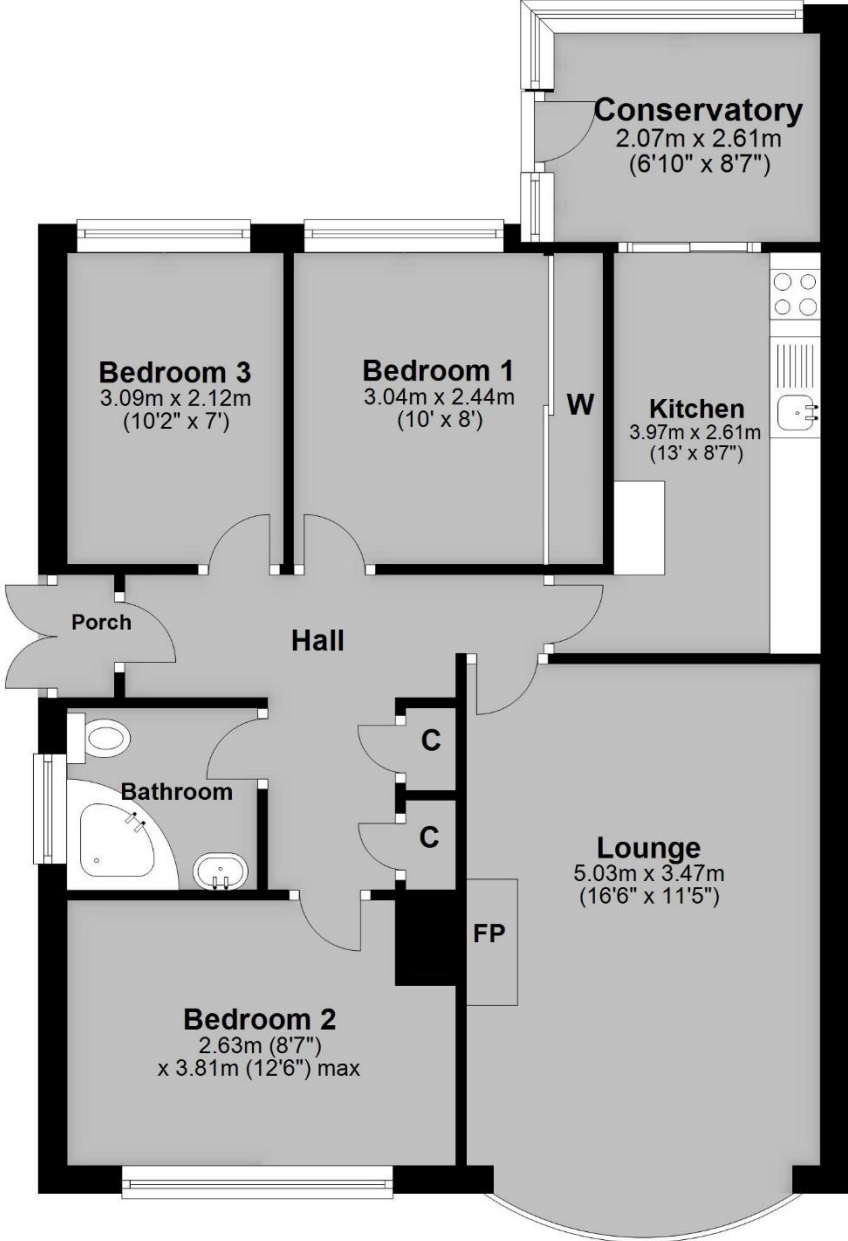
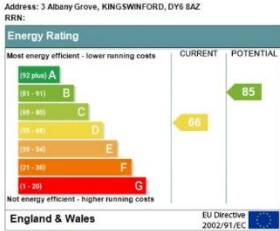
Externally, the rear Garden enjoys a private outlook and is easy maintenance with paved patio and borders. Further to this, there is a gate which allows access to front. The single Garage has an up and over door and lighting.



FLOOR PLANS

Ground Floor

Approx. 85.1 sq. metres (915.7 sq. feet)



Total area: approx. 85.1 sq. metres (915.7 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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