



The  
**LEE, SHAW**  
Partnership

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20 Clover Lane  
Wall Heath

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20 Clover Lane, Wall Heath, DY6 0DT

A fantastic opportunity to acquire this 4 bedroom detached family home located on the popular 'Heathbrook Farm' estate in Wall Heath. Being conveniently situated for a wealth of amenities in Wall Heath village, in the catchment area for a number of good primary and secondary schools and within walking distance to neighbouring countryside. The property has been well maintained by the present owners and boasts a family breakfast, spacious Lounge and 4 good size Bedrooms.

AN ATTRACTIVE FAMILY HOME LOCATED WITHIN A SOUGHT AFTER ADDRESS!

On approach, you are greeted by a tarmac driveway leading to the front door which opens into the Entrance Hall comprising a downstairs cloakroom with plumbing for WC. The Lounge has a feature bay window and a fire with feature surround. The Kitchen/Diner is fitted with a range of wall/base units which incorporate a sink and drainer, electric hob, oven and microwave. Further to this, there are French doors from the dining area leading out to the rear Garden.



To the first floor landing there are doors to;

Bedroom one is located at the rear of the property and benefits from built in wardrobes and En-Suite shower room with contemporary white suite.

There are 3 further generous Bedrooms. The family Bathroom boasts a white suite comprising, wc, pedestal basin and P shaped bath with shower over.

The Garage has an up and over door. Externally, the property has a pleasant rear Garden with spacious patio area and shallow steps to a circular lawned area. There are mature shrubs and planting around the Garden and side gated access.



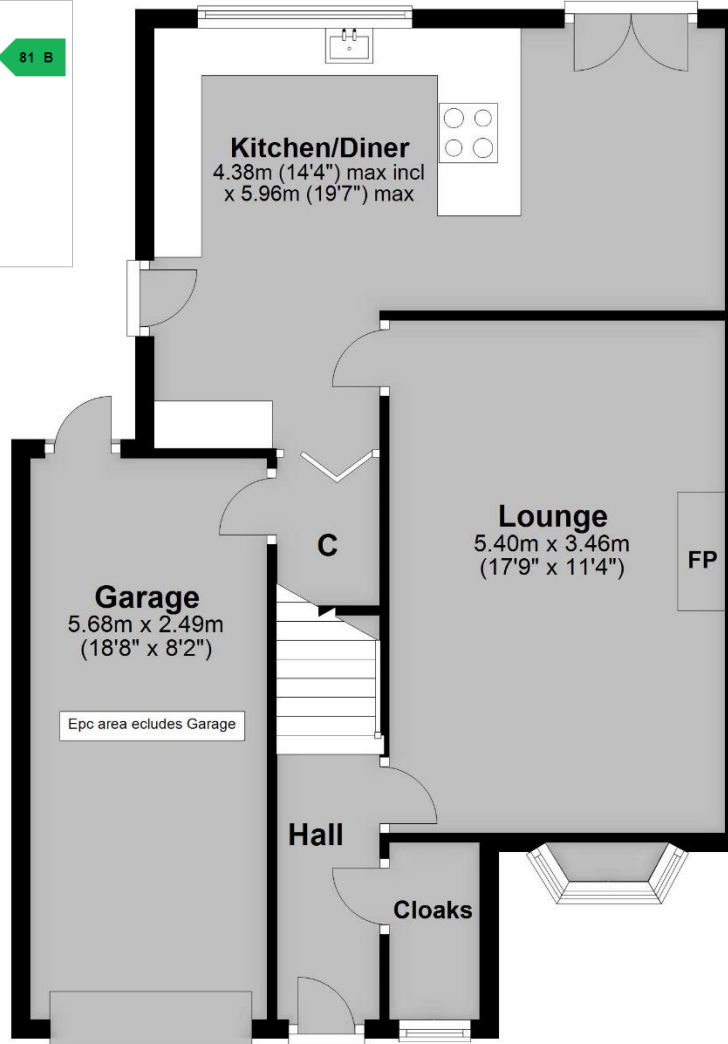
# FLOOR PLANS

Tenure: Freehold  
Council Tax Band: D

## Ground Floor

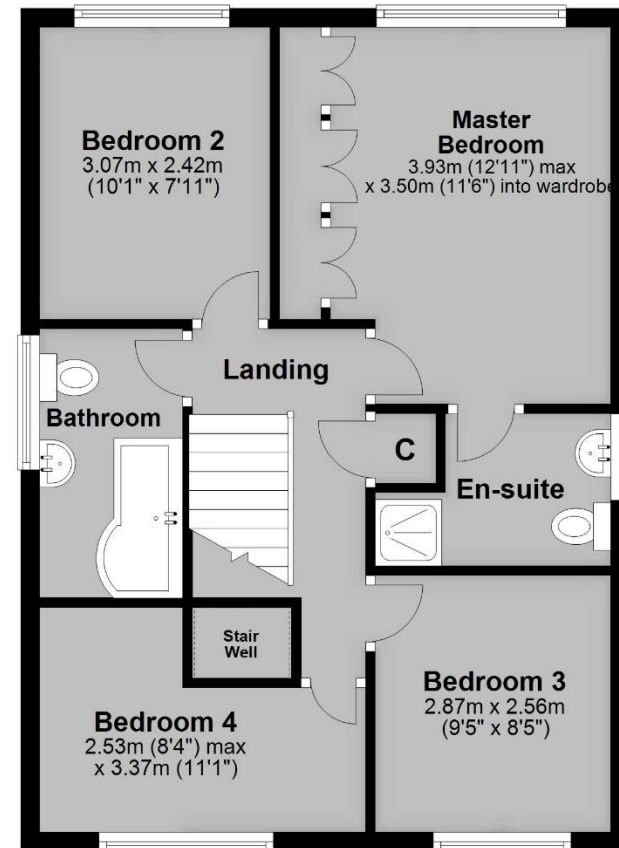
Approx. 65.0 sq. metres (699.6 sq. feet)

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



## First Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



Total area: approx. 117.8 sq. metres (1267.9 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**

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we sell **homes.**