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The Parade
Wall Heath

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5 The Parade, Wall Heath, Kingswinford DY6 9AX

This improved 3 Bedroom Semi-detached property is available with no onward chain, ready to move into and is well worth inspection to fully appreciate.

The Parade is a sought after location between Lynwood Avenue/Summerfield Avenue, well placed for the centre of Wall Heath, convenient for local amenities and schools.

With gas central heating and comprising: Porch, Hall, Lounge, Dining Room opening to the Kitchen, Utility, Landing, 3 bedrooms, Bathroom & Garage.

OVERALL, AN EXCELLENT OPPORTUNITY FOR A FAMILY SEMI-DETACHED AT THIS CONVENIENT AND POPULAR LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance with part double glazed UPVC door and side screens, tiled floor and glazed timber doors opening to the Reception Hall having a laminate floor, stairs to 1st Floor, Store (below) and doors leading off.

The Lounge has a UPVC double glazed front bay window, laminate floor, fireplace and coving.

There is a rear Dining Room having fireplace recess, UPVC double glazed rear doors to Garden, recessed ceiling lights and opening to the Kitchen having a range of cream shaker style wall and base cupboards, worktops, one a half bowl sink and mixer tap, Lamona built-in oven, Lamona gas hob with cooker hood over, UPVC double glazed side window and 2 recessed ceiling lights.

A part glazed timber door and step gives access to Utility Room having worktop with plumbing facility below, double wall cupboard, UPVC double glazed rear window and part obscure UPVC double glazed side door to Garden.

On the 1st floor there is a Landing with side obscure UPVC double glazed window, loft access and doors to 3 Bedrooms and Bathroom.

There are 3 good size Bedrooms each with UPVC double glazed window and Bedroom 3 having a built-in double wardrobe.

The Bathroom has a modern white suite including a P shaped bath having Triton shower over and side screen and tiled surround, basin and WC, obscure UPVC double glazed rear window, chrome ladder radiator, tiled floor and cupboard housing the Vokera gas central heating boiler.

There is a Garage with up and over door, timber single glazed rear window and part obscure single glazed timber door to Garden.

The Rear Garden enjoys a south east facing aspect having a good sized paved patio leading onto lawn.

At the front there is a good size chipping Driveway providing off road parking.

Tenure: Freehold
Council Tax Band: C

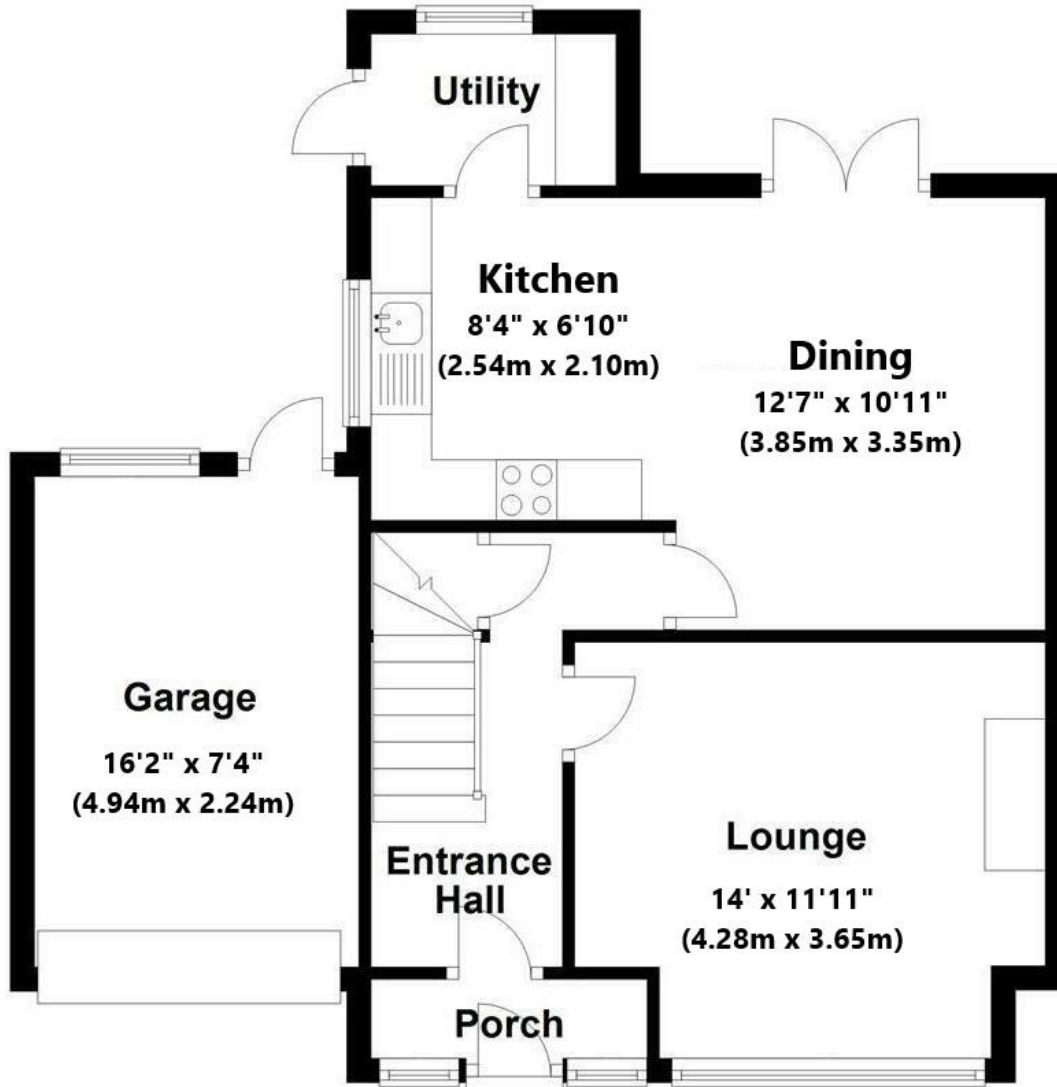




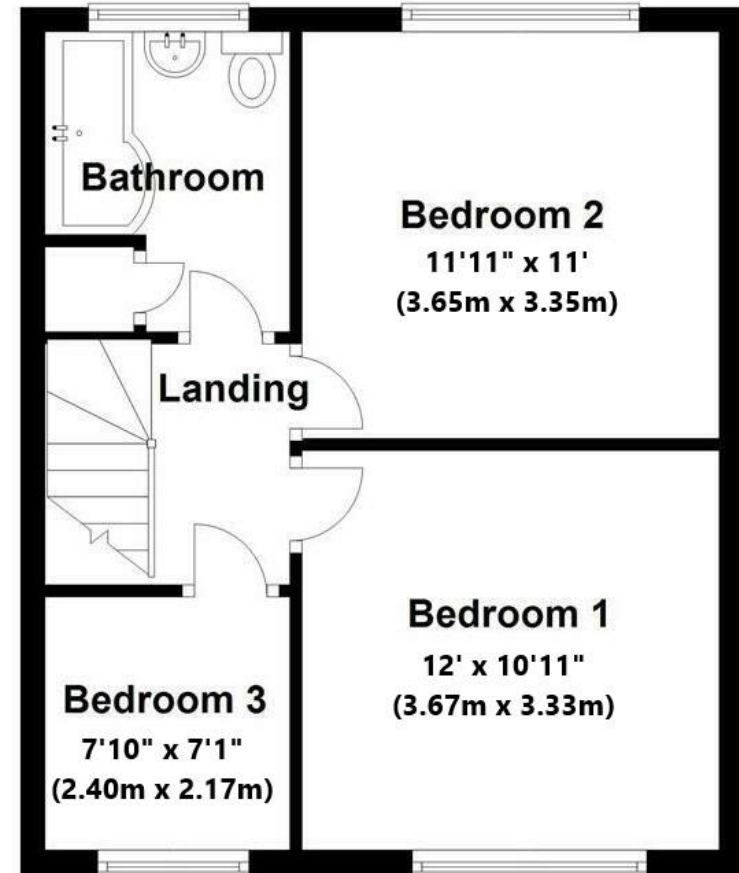
FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor





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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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