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Grove Park
Wall Heath

1 Grove Park, Wall Heath DY6 9AB

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Great opportunity for a generous size 3 Bedroom Semi-detached Family Home offering potential for updating and improvement and further enhanced by a large south east facing Rear Garden and gated Driveway.

The property is located fronting onto High Street next to the Church of Ascension and is well placed for amenities at the centre of Wall Heath.

With electric storage heaters and comprising: Reception Hall, Dining Room, Lounge, Breakfast Kitchen, Lobby, Store & Toilet, 1st Floor Landing, 3 bedrooms & Bathroom.

A PROPERTY READY TO PERSONALISE AND MAKE YOUR OWN – AVAILABLE WITH NO ONWARD CHAIN.

On the Ground Floor, there is a Canopy Entrance with part double glazed UPVC front door to the Reception Hall having storage heater, round window to front, stairs to first floor with spindle balustrade and doors leading off.

There is a Dining Room to the front with window and storage heater.

The rear Lounge has a brick fireplace with mantel and side display shelves, glass shelves to the alcove either side, storage heater, ceiling beams and rear window.



There is a large Breakfast Kitchen having a range of wall and base cupboards, worktops, sink and mixer tap, 2 side windows, front window, storage heater, ceiling beams and doors leading off. There is an upstairs Pantry with side window and rear Lobby with part double glazed UPVC door to Garden, Store with shelving and separate Toilet with WC and window.

On the 1st Floor, there is a Gallery Landing having spindle balustrade to stairs, side window and doors to 3 Bedrooms, Bathroom and Airing Cupboard having tank and shelving.

There are 3 double Bedrooms, each with window and storage heater and Bedroom 3 has a loft access.

The Bathroom has a bath, WC and basin, tiled walls, electric fan heater and window.

There is a large Rear Garden enjoying a south east facing aspect with paved patio, large lawn with pathway, rear conifers, shed, trellis to side and wrought iron gate.

At the front, there is a small lawn, wrought iron fence and gates, opening to the tarmac Driveway with gravel parking area beyond to the side.

Tenure: Freehold

Council Tax Band: B

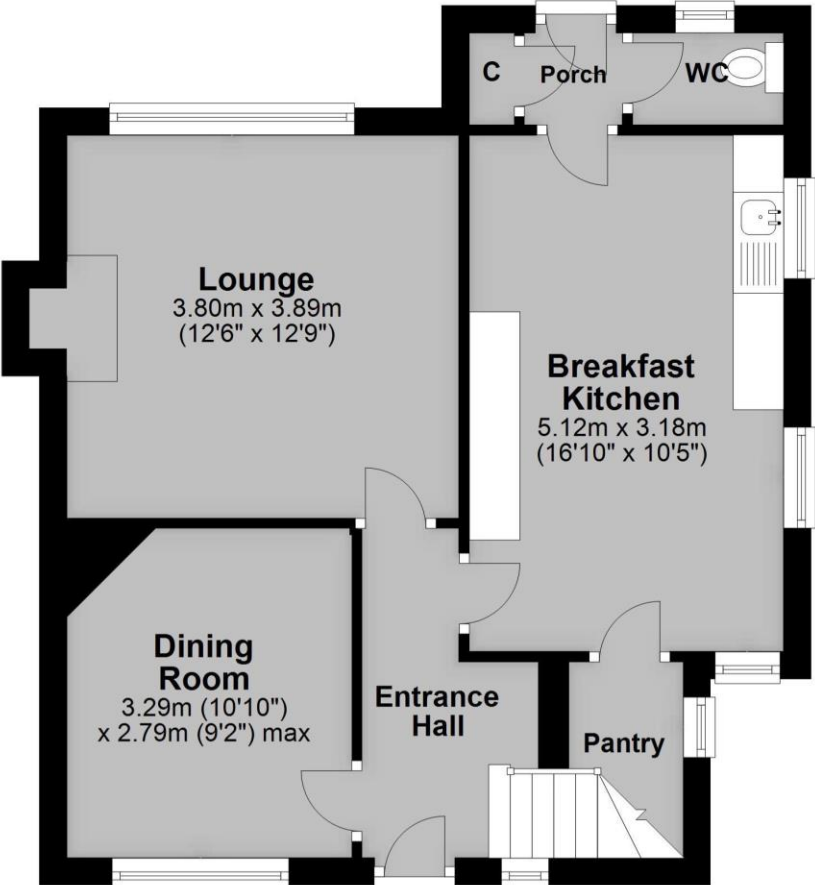
There is no gas connected to the property.



FLOOR PLANS

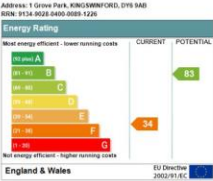
Ground Floor

Approx. 52.3 sq. metres (563.0 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.5 sq. feet)



Total area: approx. 102.1 sq. metres (1098.5 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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