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The Hollies
Maidendale Road, Kingswinford

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The Hollies, 25 Maidendale Road, Kingswinford,
DY6 9DD

Rarely available a beautifully presented and spacious detached bungalow which has been sympathetically and substantially extended and occupies a wide corner plot close to open countryside.

The property provides a substantial lounge which can be used as a lounge diner if required, large master bedroom suite with ensuite shower room and bath, large second bedroom plus dining room or potential third bedroom, lovely breakfast kitchen. There is also a shower room/ guest cloakroom, oversized garage and utility room.

Extending to just under 1,500sqft in total with gas fired central heating with Tado remote control via mobile phone app and PVCU double glazing.

The plot provides ample block paved driveway parking for numerous cars together with space to the side of the bungalow which has been used in the past for accommodating a touring caravan.

It is ideally located being convenient for amenities within Kingswinford easy access to the West Midlands conurbation, Birmingham and Worcester. It has the advantage of being on a bus route, there are excellent local schools within Kingswinford and in close proximity is open countryside.

The front door leads to a well planned central reception hallway with herringbone style Karndean flooring, plenty of storage with 4 built in storage cupboards. The large lounge is a through room with fireplace having a gas coals fire, window to the front and patio door giving access to the delightful rear garden, the room offers the facility to be a lounge diner and this is how it is currently used.

The lovely breakfast kitchen with integrated appliances including a double oven, hob with hood, integrated dishwasher and integrated fridge freezer together with filtered water tap, inset sink and plenty of storage and extensive work surface areas including breakfast bar.

The dining room/ third bedroom is currently used as a snug and study and features a fireplace with electric fire.

The spacious master bedroom benefits from plenty of built in wardrobes providing ample storage together with a large ensuite with corner bath, separate shower, low level WC, bidet and wash basin. There is also a large double linen cupboard.









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we sell **homes.**



The second bedroom is also a spacious double room again with built in double wardrobe and aspect to the rear garden. The stylish and attractively tiled shower room also doubles as a guest cloakroom with shower, vanity wash basin and low level WC.

The oversized garage with up and over door makes it easy to get in and out of a car and there is additional storage space at the rear plus external door to the garden. At the rear of the garage is a utility room with sink, space for washing machine and tumble dryer and also the central heating boiler.

Outside there is side gated access to the delightful and particularly private and enclosed rear garden with patio, lawns and attractively laid out with shrub borders. There is a recently erected metal shed for garden tools and a small greenhouse.

Inspection is highly recommended to appreciate the size and standard of presentation making this an ideal home for living on one level.







EPC: C
Council Tax: Band D
Tenure: Freehold

Disclosure:
The vendor of the property is a shareholder in The Lee Shaw Partnership Limited

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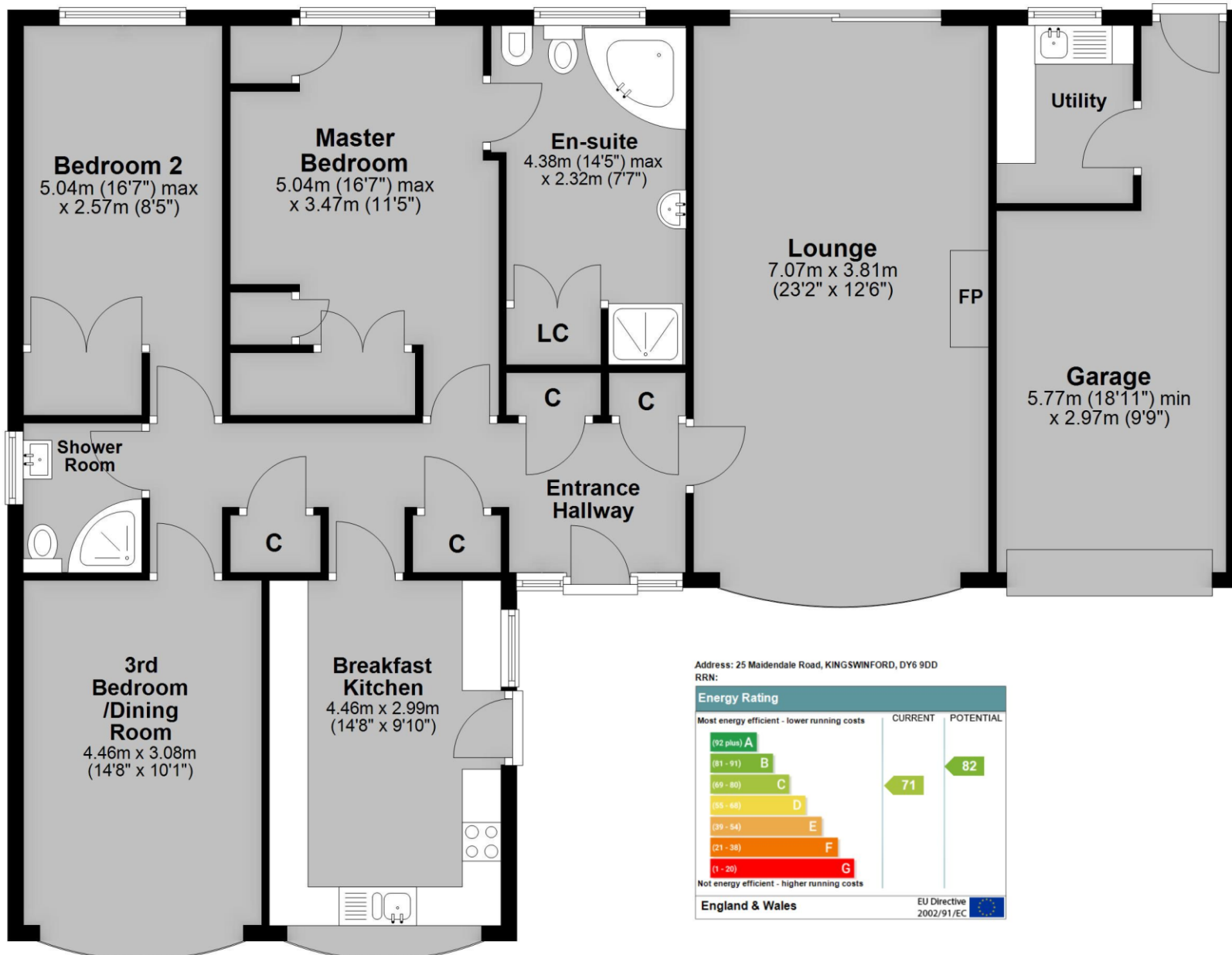


FLOOR PLANS

Total Floor Area

Approx. 139.1 sq. metres (1497.0 sq. feet)

Garage and utility areas,
not included in EPC
document



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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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