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Clover Lane
Wall Heath, Kingswinford

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17 Clover Lane, Wall heath < Kingswinford DY6 0DT

This David Payne – Cheltenham 4 Bedroom Detached Family Home is well presented, improved and re-appointed and is well worth inspection to fully appreciate.

The property enjoys a cul-de-sac position at the ever popular Heathbrook Farm Development, off Swindon Road and the rural edge of Wall heath and is well placed for amenities and schools.

With gas central heating and comprising: Reception Hall, Guest Cloakroom, Lounge, Dining Room, Breakfast Kitchen, Landing, 4 Bedrooms (Bedroom 1 with En-Suite), House Bathroom, Carport & Garage.

OVERALL, A WELL PLANNED QUALITY FAMILY HOME IN A DESIRABLE LOCATION – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Canopy Entrance with power point, light and UPVC double glazed door and screen to the Reception Hall having stairs to 1st Floor, spindle balustrade, Store (below), tiled floor and doors leading off.

The Guest Cloakroom has a white suite with WC having concealed cistern, semi recessed basin with vanity cupboard below, splash back tiling and obscure UPVC double glazed window to Carport.

There is a generous size Lounge, to the front, having fireplace with hearth and electric fire, a range of built-in cupboards and display shelving either side, tiled floor, UPVC double glazed front bow window and door to Dining Room.

The separate Dining Room has a laminate floor and UPVC double glazed window and UPVC double glazed doors to the rear Garden.

There is a Breakfast Kitchen having a range of modern oak style wall and base cupboards with granite worktops and upstands, sink and mixer tap, Bosch built-in double oven, Bosch induction hob with Bosch cooker hood over, integrated Bosch dishwasher, appliance space and housing for American style fridge freezer, tall cupboard, UPVC double glazed rear window, part double glazed UPVC rear door to Garden, tiled floor, recessed ceiling lights, table space and part obscure UPVC double glazed door to Carport.

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window, loft access with ladder, door to Airing Cupboard (with Worcester gas central heating boiler) and doors to 4 Bedrooms and Bathroom.

Bedroom 1 is a generous size having a range of built-in wardrobes comprising two single wardrobes with bridging top cupboards over bed area and 2 x 3 drawer bedside cupboards, 2 further double wardrobes with bridging top cupboard, shelf and six drawers below, end shelving to one wardrobe, dressing table with drawers, UPVC double glazed front window and door to En-suite.

The refitted En-suite has a white suite with shower cubicle having side screen/entrance door and waterfall shower over, semi recessed basin with grey gloss vanity cupboards below, WC with grey gloss concealed cistern, obscure UPVC double glazed side window, recessed ceiling lights, grey gloss tall cupboard, mirror with light and part wall tiling.





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Bedroom 2 has a beech style single wardrobe with bridging top cupboard, 3 drawer bedside cupboard, bed base with drawers, further double wardrobe, dressing table unit with cupboard and drawers, UPVC double glazed rear window and laminate floor.

Bedroom 3 has a UPVC double glazed rear window and laminate floor and Bedroom 4 has a UPVC double glazed front window and stair head shelf.

The Bathroom has a modern white suite, including a spa bath with Triton shower over, folding side shower screen and tiled surround, semi recessed basin with beech style vanity cupboard below, WC with concealed cistern, part tiled walls, shaver point, chrome ladder radiator, obscure UPVC double glazed side window, recessed ceiling lights, extractor and tiled floor.

There is a single Garage with single glazed rear timber window, part single glazed timber side pedestrian door to Garden, up and over door and strip light.

There is a Carport to the front leading to the Garage.

The rear Garden has a decking patio with step to a gently elevating lawn, top gravel patio, stepped side planting beds, side pathway with gate to front, external power point and tap.

At the front, there is a gently elevated lawn, block paved front Driveway with tarmac drive area within the Carport.

Tenure: Freehold
Council Tax Band: E



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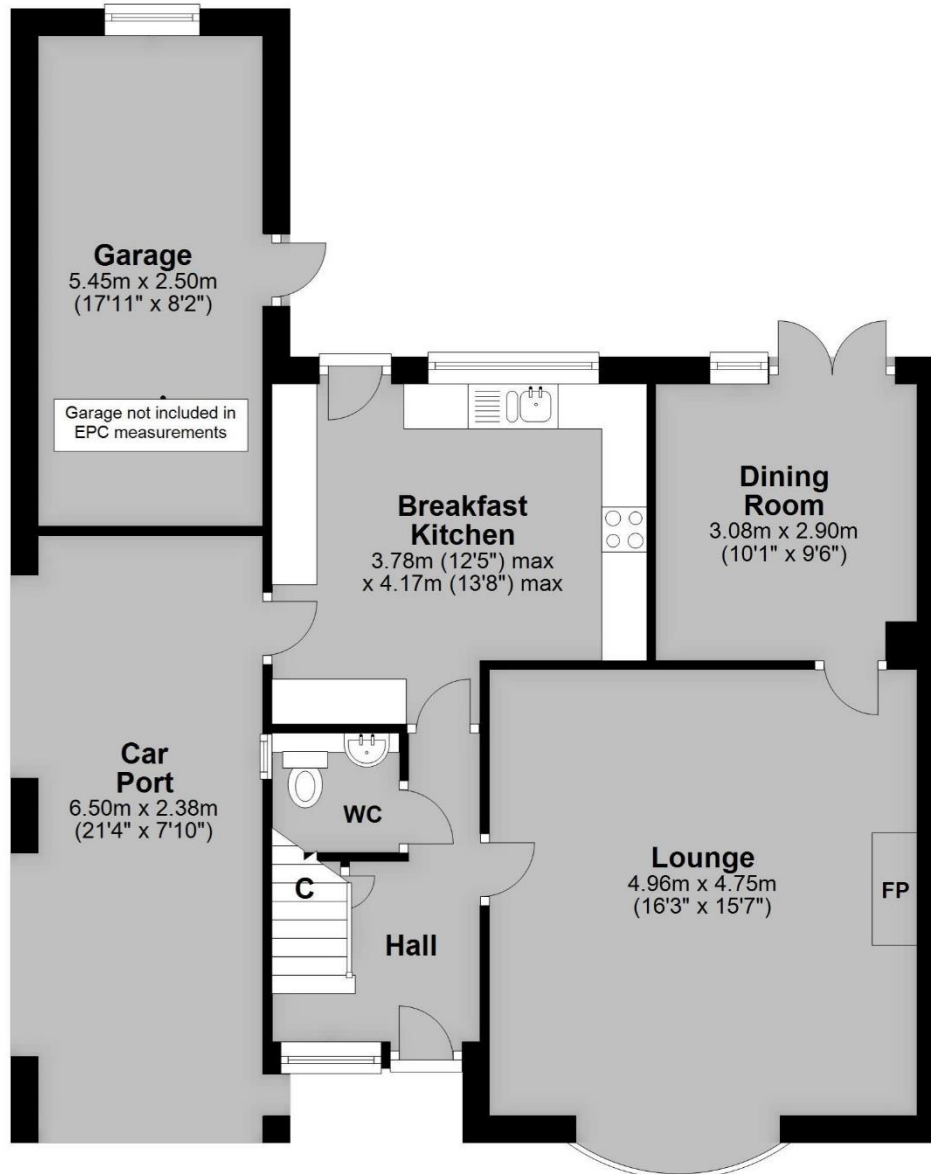




FLOOR PLANS

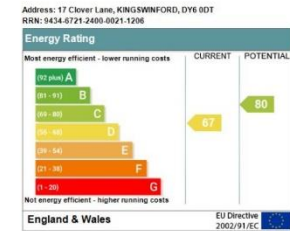
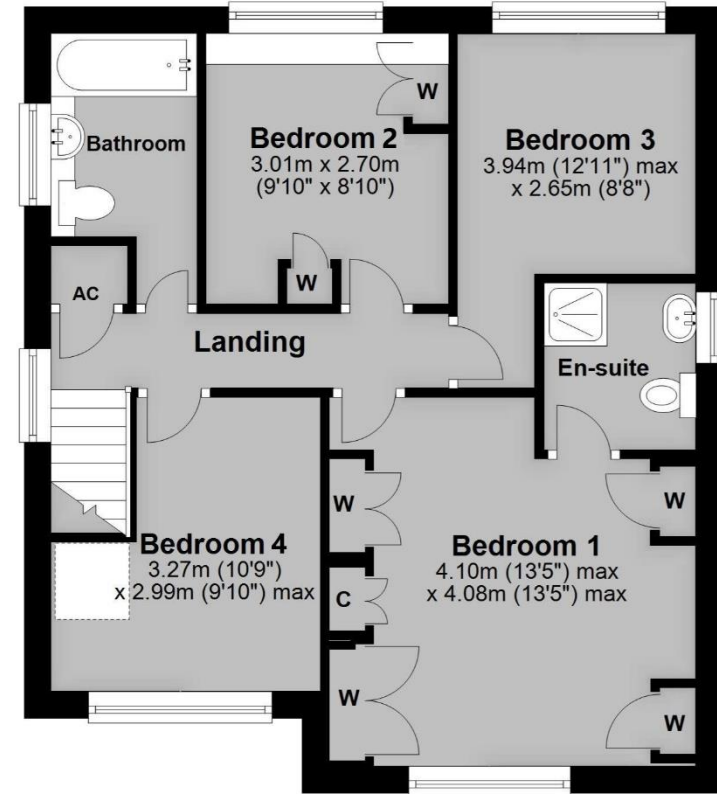
Ground Floor

Approx. 86.8 sq. metres (934.8 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.8 sq. feet)



Total area: approx. 141.6 sq. metres (1524.6 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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