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326 Blenheim Road
Kingswinford

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326 Blenheim Road, Kingswinford, DY6 8SL

Great opportunity to acquire this beautiful and deceptive 3 bedroom semi detached family home, enjoying a great position with tarmac driveway to front, private rear Garden and having been recently decorated and modernised throughout. Blenheim Road is located on the popular 'Crestwood Park' development leading off Bromley Lane and is well placed for amenities, close to a number of good primary and secondary schools and public transport links on the doorstep. With gas central heating and UPVC double glazing, internal inspection is advised to appreciate the accommodation on offer.

Accommodation is set over two floors and briefly comprises; Porch, attractive Kitchen with fitted appliances, single Garage, Lounge, rebuilt Conservatory, Landing, 3 Bedrooms, Family Wet Room, separate WC, rear Garden.

OVERALL, THIS IS AN IMPROVED AND UPDATED FAMILY HOME LOCATED IN A POPULAR POSITION. AVAILABLE WITH NO UPWARD CHAIN!

On approach, you are greeted via a tarmac driveway, providing ample off road parking for multiple vehicles. On entrance to the property, the composite front door leads through to the inviting Porch. There is a door accessing to the rear Garden and a further door which leads through into the Kitchen.



The contemporary Lounge is located to the rear and has wall mounted units, stairs to first floor landing and sliding patio doors leading into the Conservatory.

The stylish Conservatory was rebuilt by the current owner in 2023 and features Velux windows, feature panelled wall, and patio doors leading out to the rear Garden.

To the first floor, the Landing has an airing cupboard and there are doors to;

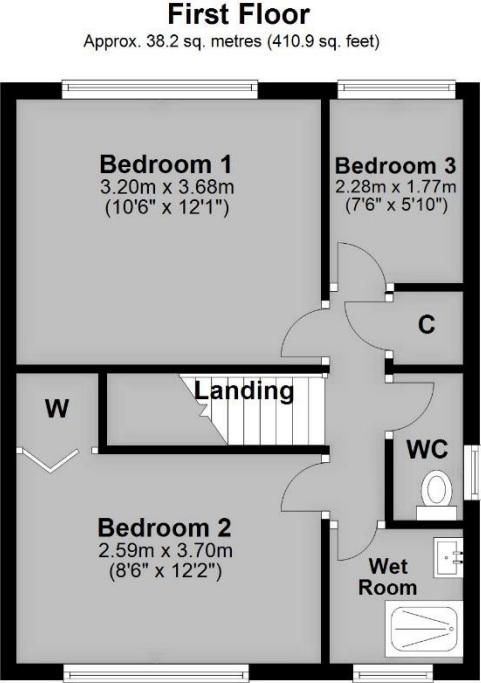
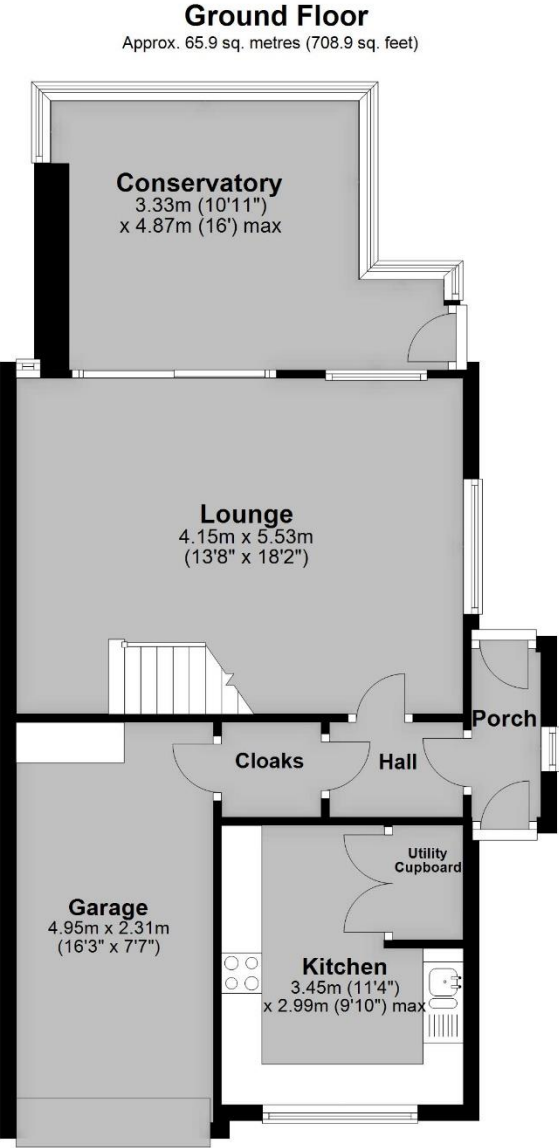
There are 3 Bedrooms, of which Bedroom 1 has a feature panelled wall with pendant ceiling lights to either side of the bed. Bedroom 2 is a double room and comprises a useful storage cupboard. Bedroom 3 is currently being used as an office and has a loft hatch with ladders.

The fully tiled Wet Room is located at the front of the property and comprises a hand wash basin, waterfall shower head and radiator.

Externally, the private rear Garden comprises a paved patio with lawn beyond, a decking area which is currently being used as a seating area, gazebo, panelled fencing to one side, outside tap and lighting.



FLOOR PLANS



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

Total area: approx. 104.0 sq. metres (1119.7 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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