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34 Ashwood Avenue
Wordsley

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34 Ashwood Avenue, Wordsley, DY8 5DE

This deceptively spacious 3 bedroom semi detached family home is located on the popular 'Ashwood Park' estate in Wordsley. The property is situated in a quiet position on the estate and is within walking distance to public transport links, amenities and good schools. The well planned accommodation has been thoughtfully extended to the rear and benefits from 2 Reception Rooms, Conservatory, Large Kitchen and the first floor enjoys 3 double Bedrooms. Externally, there is off road parking and good sized rear Garden. With UPVC double glazing throughout and gas central heating - internal inspection is advised to appreciate the accommodation on offer.

Accommodation is set over two floors and briefly comprises; Porch, Reception Hallway, WC, Dining Room, Spacious Lounge, Kitchen, Large Bathroom, Conservatory, Landing, 3 double Bedrooms, WC, good sized rear Garden.

OVERALL, A QUALITY, WELL APPOINTED AND READY TO MOVE INTO FAMILY HOME.
INTERNAL INSPECTION ADVISED.

Approached via a tarmac driveway which provides off road parking, gravel to the side with mature shrubs and a pathway leading up to the front door. On entrance to the property, the UPVC French door leads through into the Porch with further door into the inviting Reception Hallway with access into the WC, stairs to first floor and Dining Room.



The good sized Dining Room has sliding doors into the Lounge, vertical radiator and a door leading into the Kitchen. The spacious Lounge has a window to the front.

The Kitchen is located at the rear of the property and is fitted with a range of white gloss wall and base units, wood effect laminate worktops that incorporate an inset sink and drainer and gas hob, built in microwave, oven, dishwasher, washing machine and fridge freezer. In addition there is spotlights, stylish vertical radiator and doors into the Bathroom and Conservatory.

Off the Kitchen, is a well proportioned Bathroom which is fitted with a white suite comprising; bath, shower, hand wash basin, tiled walls and floor and spotlights.

The UPVC Conservatory is currently being used as a dining area and has French doors leading out to the rear Garden.

The first floor Landing has a useful loft hatch access, WC and doors to;

There are Three Double Bedrooms, of which Bedroom 2 benefits from built in wardrobes.

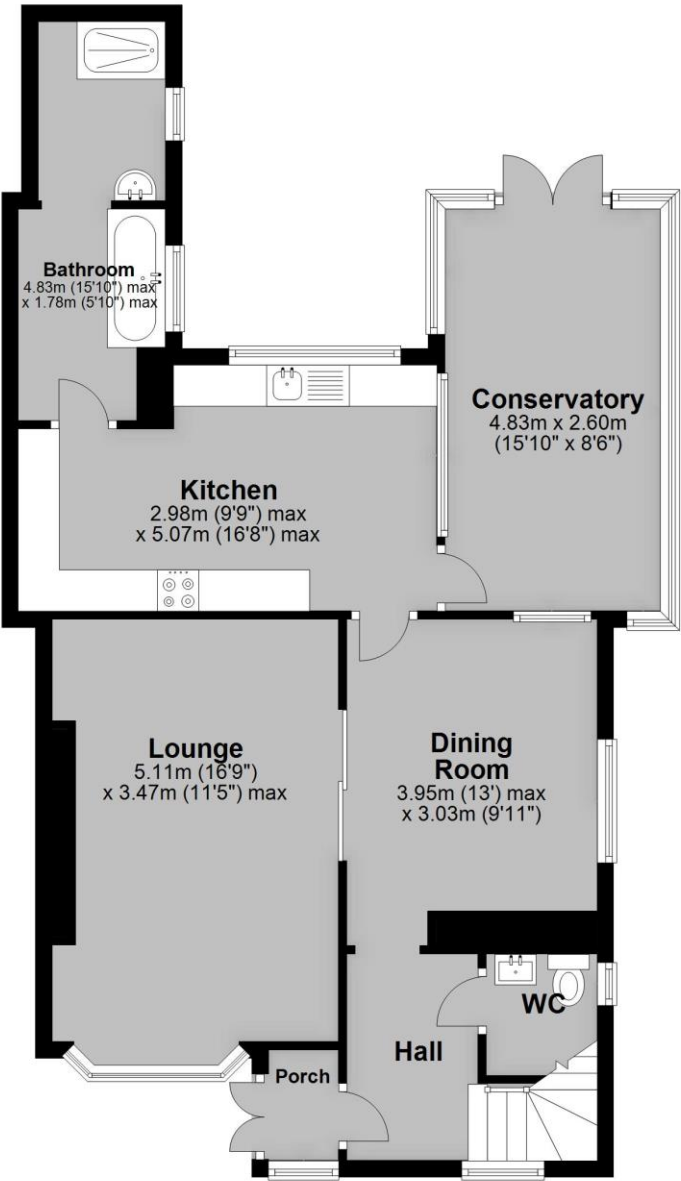
Externally, the rear Garden enjoys a block paved patio, pathway leading down to 2 garden sheds with lawned area to the one side and gravel to the other. There are mature shrubs dotted throughout the Garden, electric points, water tap and side access.



FLOOR PLANS

Ground Floor

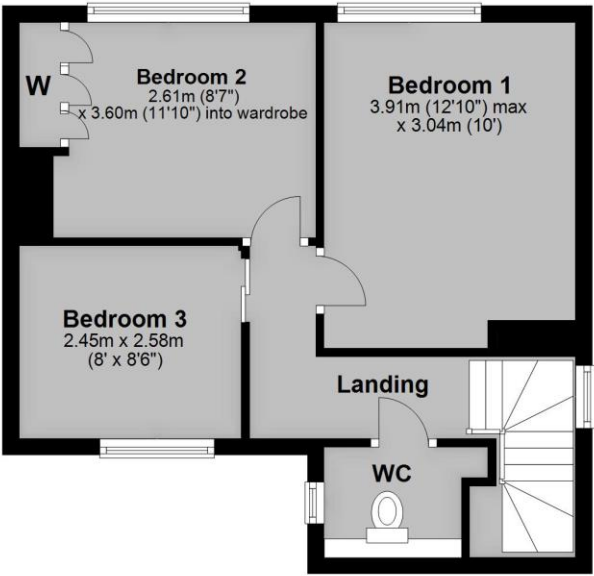
Approx. 75.1 sq. metres (807.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 113.4 sq. metres (1220.9 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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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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