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1A Watery Lane  
Wordsley



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1A Watery Lane, Wordsley, DY8 5SH

Constructed by 'Selbourne Homes', this individual and stylish, 2 Bedroom detached home is situated on a corner position side onto Crownoakes Drive, and boasts an open-plan Kitchen/Living accommodation and 2 good sized Bedrooms.

The property enjoys a prime cul-de-sac location leading off Brierley Hill Road, being well placed for Kingswinford & Wordsley Villages and Merry Hill Shopping Centre, there are good primary and secondary schools, shops, restaurants and public transport links.

There is gas central heating, double glazing and accommodation comprising; Reception Hall, Guest Cloakroom, open-plan Kitchen/Living Area, Landing, 2 Bedrooms, modern Shower Room, side Driveway and Rear Garden.

OVERALL AN IMMACULATLY PRESENTED AND READY TO MOVE INTO HOME.  
INTERNAL INSEPTION ADVISED!



On approach, you are greeted by a paved path with gravel and fencing to one side and parking to the other. On entrance to the property, the composite front door leads through into the Reception Hall which has a Guest Cloakroom and a further door into the Kitchen/Living Area.

The spacious open-plan Kitchen/Living area has a bright and airy feel and benefits from a bay window to the front, French doors leading out to the rear Garden and laminate flooring throughout. The Kitchen area is fitted with a range of grey gloss wall and base cupboards, granite worktops, inset sink, oven, microwave, induction hob, built in dishwasher and washing machine and housing for the 'Ideal' boiler. Further to this, there is understairs storage and stairs to first floor.

On the 1<sup>st</sup> Floor there is a Landing with loft access and doors to;

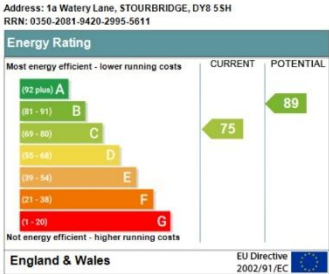
There are 2 good sized Bedrooms, with Bedroom 1 benefiting from dual aspect windows. The Bathroom is stylishly fitted and comprises; WC, hand wash basin with storage below, Shower with waterfall shower head, wall mounted shelving and mirror, tiled walls and floor and spotlights.

Externally, the rear Garden enjoys a paved patio with lawn beyond and borders with a variety of shrubs and planting. In addition, there is a garden shed, outside electric point and side access.

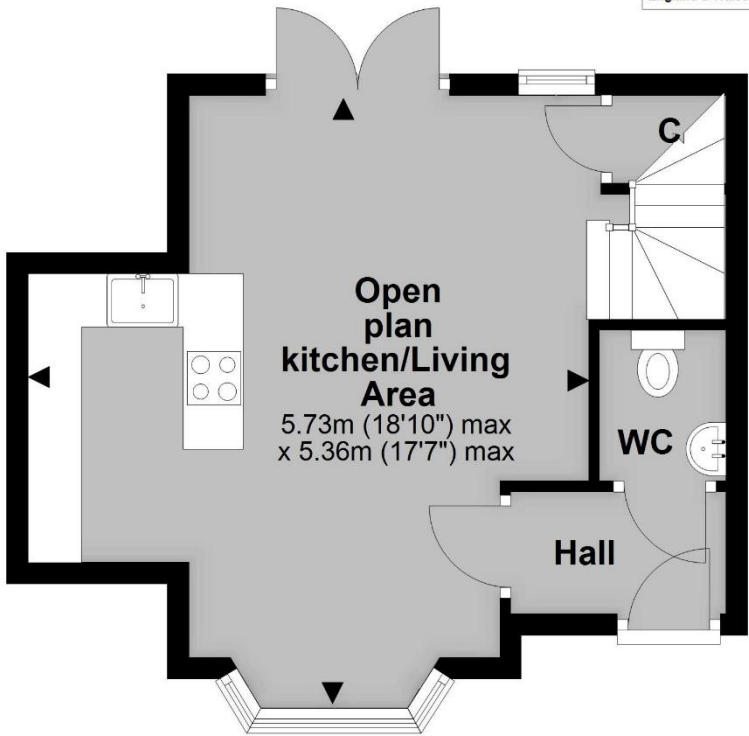




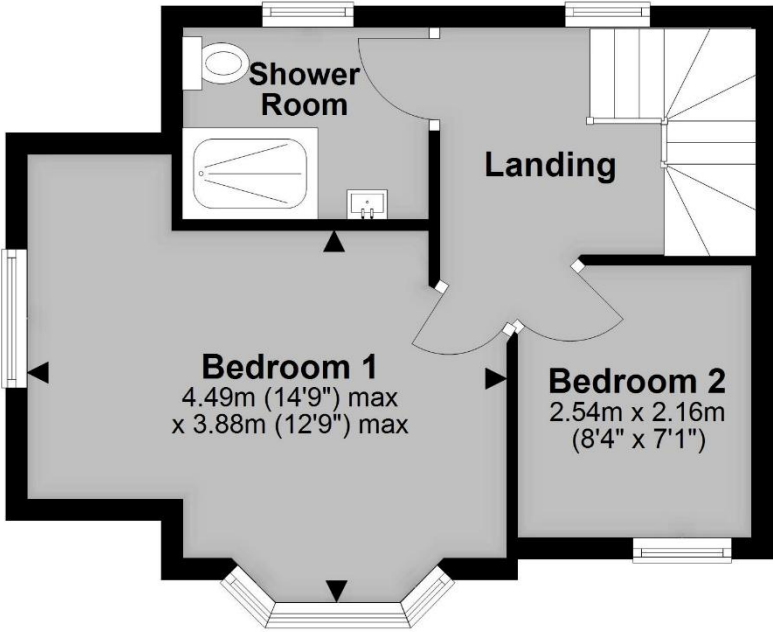
# FLOOR PLANS



**Ground Floor**  
Approx. 30.4 sq. metres (327.0 sq. feet)



**First Floor**  
Approx. 31.3 sq. metres (337.1 sq. feet)



Total area: approx. 61.7 sq. metres (664.0 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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