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Farthing Cottage
30–32 Foundry Road, Wall Heath

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Farthing Cottage, 30-32 Foundry Road, Wall Heath,
Kingswinford DY6 9BD

Farthing Cottage is a surprisingly spacious Detached Family Home which was originally 2 properties and converted to form a larger single dwelling. Well situated on Foundry Road and backing onto the school playing field making for a pleasant backdrop.

The property offers fantastic potential to update, further improve and personalise to create a forever Home in a great location being well placed for local amenities in Wall Heath including schools and further amenities in Kingswinford making it convenient.

With gas central heating and comprising: Lobby Entrance, Sitting Room, Lounge, Dining Room, Breakfast Kitchen, separate Utility Room, Ground Floor Bathroom and separate Toilet, Landing, 3 Double Bedrooms, large Bathroom and generous Loft Room. There is a small Driveway, Carport, Garage (Store), together with Rear Garden having a south east facing aspect.

OVERALL, A RARE OPPORTUNITY FOR AN INDIVIDUAL PROPERTY WITH TREMENDOUS SCOPE FOR IMPROVEMENT. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a side entrance Lobby having small store (below stairs) part obscure UPVC double glazed door and opening to Sitting Room.



The Sitting Room has a brick fireplace with hearth and log burner, 2 side UPVC double glazed windows, UPVC double glazed rear window, ceiling beams, arch to lobby having stairs off to 1st Floor, door to Lounge, door to Kitchen and door to Utility Room.

There is an L-shaped Utility Room having sink with base cupboards and drawers below, wall cupboard worktops, Worcester gas central heating boiler, UPVC double glazed side window, part double glazed UPVC side door and door to Lobby.

The Lobby has a UPVC double glazed side window and leading off there is a Bathroom having a turquoise bath, basin, part tiling, obscure UPVC double glazed rear window and Airing Cupboard (with tank). There is a separate Toilet with turquoise WC and obscure UPVC double glazed rear window.

The Breakfast Kitchen has a range of medium oak style base cupboards, worktops, sink, Tricity built-in oven, Tricity ceramic hob with X-pelair cooker hood over, wall, display cupboards, UPVC double glazed rear window, Brittony hot water heater, part double glazed UPVC rear door to Garden, strip lights, table space and door to Dining Room.

The Dining Room is located to the front, with UPVC double glazed window, ceiling beams and wide archway opening to the Lounge. The Lounge also has a UPVC double glazed front window, brick fireplace with hearth and gas fire, ceiling beams and cupboard with electric meter. There is a gas meter accessed to the side of the fireplace.



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On the 1st Floor, there is a good size Landing with side obscure UPVC double glazed window, door and stairs off to Loft Room (with cupboard below) and doors to 3 Bedrooms and Bathroom.

Bedroom 1 is a double size room having 2 double built-in wardrobes with top cupboards and UPVC double glazed front window.

Bedroom 2 is a double size room having 3 double wardrobes and top cupboards to one wall and UPVC double glazed front window.

Bedroom 3 is also a double size room with built-in cupboard having louvre door and UPVC double glazed rear window.

There is a large Bathroom having a coloured suite with bath having tiled surround, basin and tiled splash back, WC, raised shower cubicle with screen door and obscure UPVC double glazed rear window.

There is a door and stair access from the Landing to the Loft Room having double glazed roof window, side UPVC double glazed window and eaves Stores.

The Rear Garden is south east facing having a crazy paved patio, low wall, steps, lawn area with gravel side areas, shrub planting, shed and with gate to Carport

There is a side Carport with gate leading to the Garage (Store) having part glazed timber door and side single glazed screens.

There is a small side gravel Driveway.

Tenure: Freehold

Council Tax Band: D

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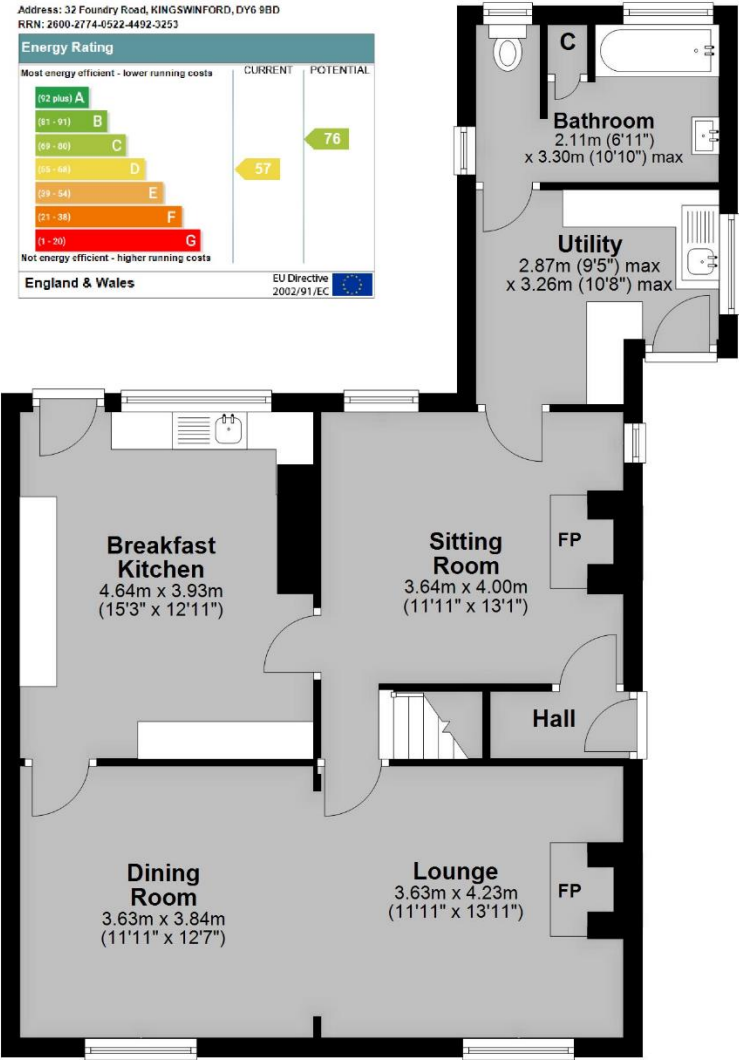
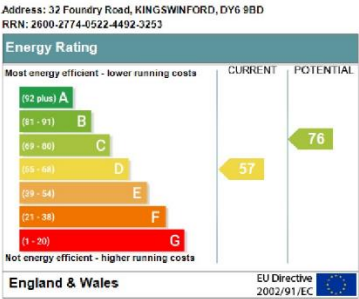




FLOOR PLANS

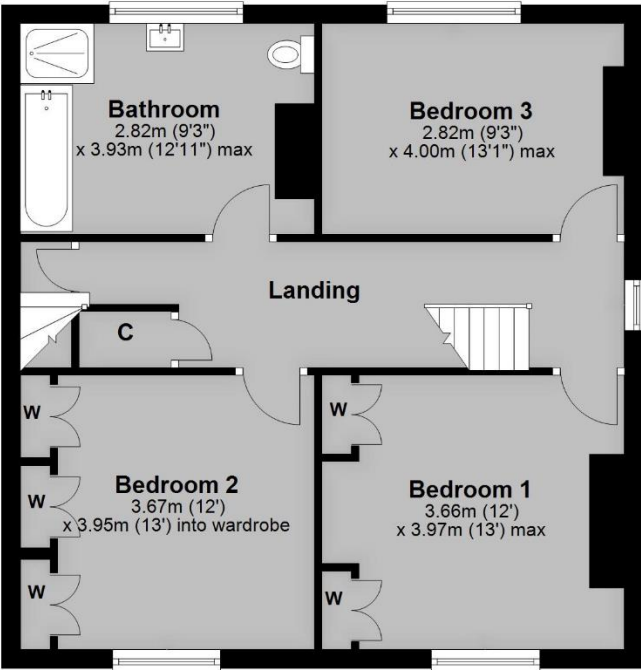
Ground Floor

Approx. 121.9 sq. metres (1312.2 sq. feet)



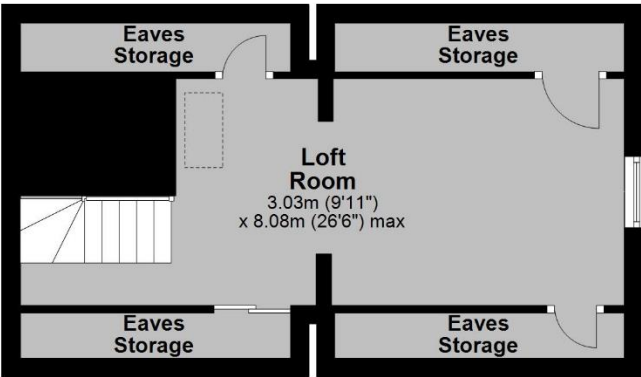
First Floor

Approx. 67.3 sq. metres (724.0 sq. feet)



Second Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



Total area: approx. 224.5 sq. metres (2416.9 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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