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Fellows Avenue
Kingswinford

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20 Fellows Avenue, Kingswinford DY6 9ET

This deceptively spacious 3 Bedroom semi-detached family home offers well planned accommodation throughout with generous, living space to the ground floor, and 3 good sized Bedrooms to the first floor. The property benefits from a stylishly re-fitted Shower Room, yet there is still scope to modernise to suit. Externally, there is off road parking and easily maintained rear garden. Further to this, the property is situated in an ideal location for amenities within Kingswinford/Wall Heath villages, good primary and secondary schools and public transport links.

There is gas central heating, UPVC double glazing and accommodation is set over 2 floors comprising: Reception Hall, Front Lounge, Kitchen, Living/Dining Room, Garage, Store, Landing, 3 Bedrooms, refitted Shower Room and Rear Garden.

OVERALL, THIS SPACIOUS, QUALITY FAMILY HOME IS POSTIONED IN A GREAT LOCATION! VIEWING IS HIGHLY RECOMMENDED!

On approach, you are greeted by a driveway with parking to the front and gravelled area to the side. On entrance to the property, the composite front door leads into the Reception Hallway which has stairs to first floor landing and doors to;



The Lounge is located at the front and benefits from a gas fire with surround and a large window which provide ample natural light.

The Kitchen is fitted with a range of 'shaker' style wall and base cupboards with worktops that incorporates an inset sink and drainer and space for appliances. There is also a useful understairs cupboards/pantry. Furthermore, there are doors leading into the Garage and Living/Dining Room.

The extended Living/Dining Room features a gas fire with surround and UPVC double glazed corner window that provides views out to the rear Garden.

To the first floor, the Landing has a useful storage cupboard which houses the 'Ideal' boiler, loft access and doors to;

There are 3 well proportioned Bedrooms of which Bedroom 1 & 2 benefit from fitted wardrobes. The contemporary refitted Family Shower Room has a white suite comprising; WC, wash hand basin with storage below, walk in Shower with electric shower, vertical radiator and grey tiled walls and flooring.

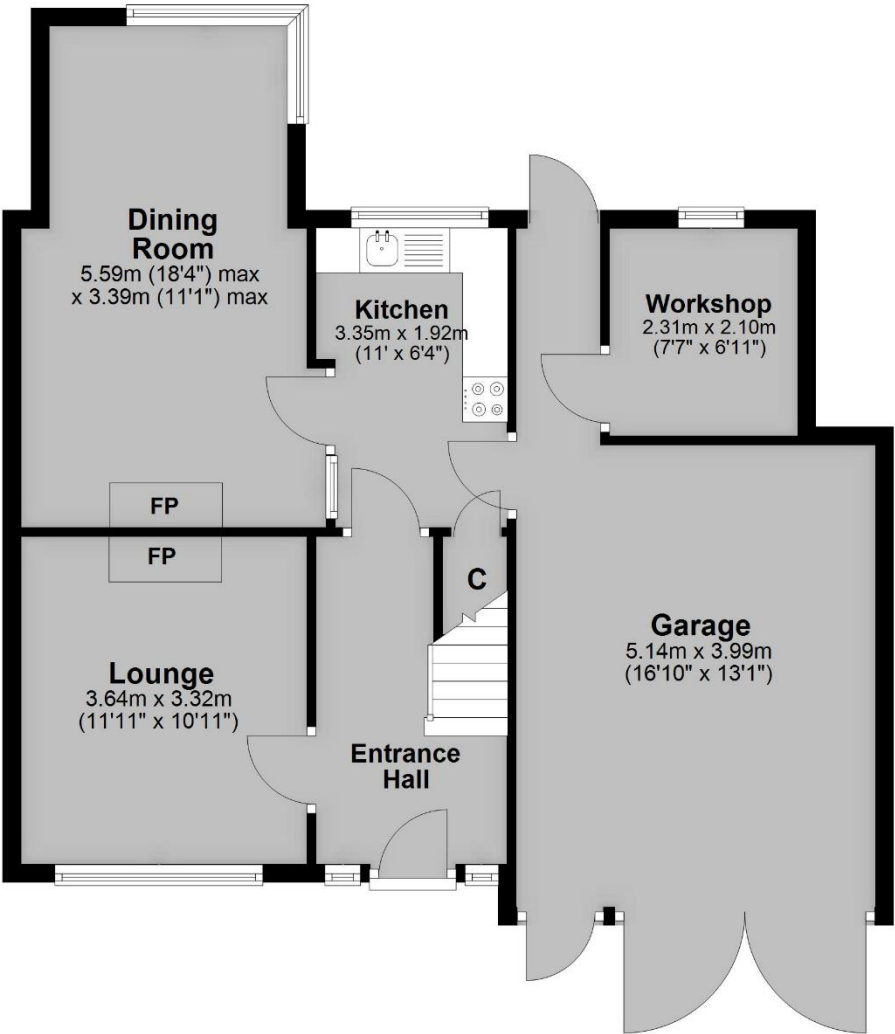
Externally, the rear Garden has a paved patio with steps down to lawn area. The garden enjoys borders with mature shrubs throughout. The good sized Garage has a front opening door, lighting, electric, door to rear Garden and also a separate Store Room.



FLOOR PLANS

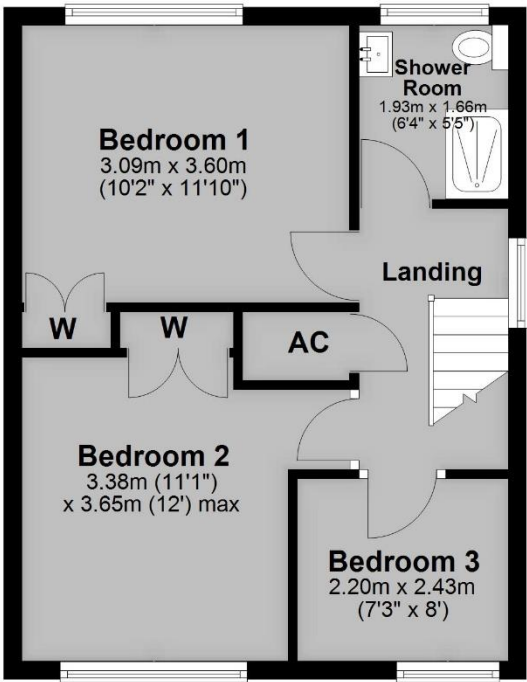
Ground Floor

Approx. 73.5 sq. metres (791.1 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 112.6 sq. metres (1212.2 sq. feet)

Tenure: Freehold
Council Tax Band: C



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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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