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12 Hollyhurst Drive
Wordsley

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12 Hollyhurst Drive, Wordsley, DY8 5QQ

An excellent opportunity to acquire this beautifully presented 3-bedroom end-terraced family home built by David Payne, featuring a spacious Lounge and a generous Kitchen/Diner on the ground floor. The first floor offers three well sized Bedrooms, and additional benefits include parking at the front and a private rear Garden. This property presents a fantastic chance not to be missed—early viewing is highly recommended!

Situated in a popular address in Wordsley, Hollyhurst Drive leads off from Stream Road and is well placed for amenities, local primary and secondary schools, public transport and King George V Park.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom, Spacious Lounge, Kitchen/Diner, Landing, 3 Bedrooms, House Bathroom and Rear Garden.

OVERALL, THIS IS A QUALITY AND READY TO MOVE INTO FAMILY HOME – INTERNAL INSPECTION ADVISED!



On approach, you are greeted by a tarmac driveway and gravel area offering parking for multiple vehicles. On entrance to the property, the composite front door opens into the Reception Hall which features stairs to first floor, a Guest Cloakroom and access to the Lounge. The downstairs Cloakroom is fitted with a white suite including a wc, hand wash basin with storage below and a vertical radiator.

The spacious Lounge boasts a gas fire with an elegant surround, a bow window to the front and a door leading into the Kitchen/Diner. The stylish Kitchen is fitted with modern grey 'Shaker' style wall and base cupboards, marble effect worktops, inset sink with drainer and mixer tap, integrated oven, gas hob with angled extractor fan, splashback tiles and integrated appliances including a dishwasher, washing machine and tumble dryer. Additionally, there's space for extra appliances, as well as a dining area highlighted by recessed lighting overhead. French doors open out to the private rear Garden.

To the first floor, the Landing has loft access an airing cupboard and doors to;

There are three generously sized Bedrooms, with Bedroom one featuring a built in wardrobe. The family Bathroom is fitted with a white suite including a WC, pedestal sink, P-shaped bath with a shower over, wall-mounted storage, and tiled walls and floor. Additional features include a vertical radiator and a convenient cupboard.

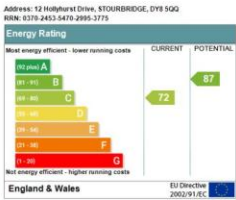
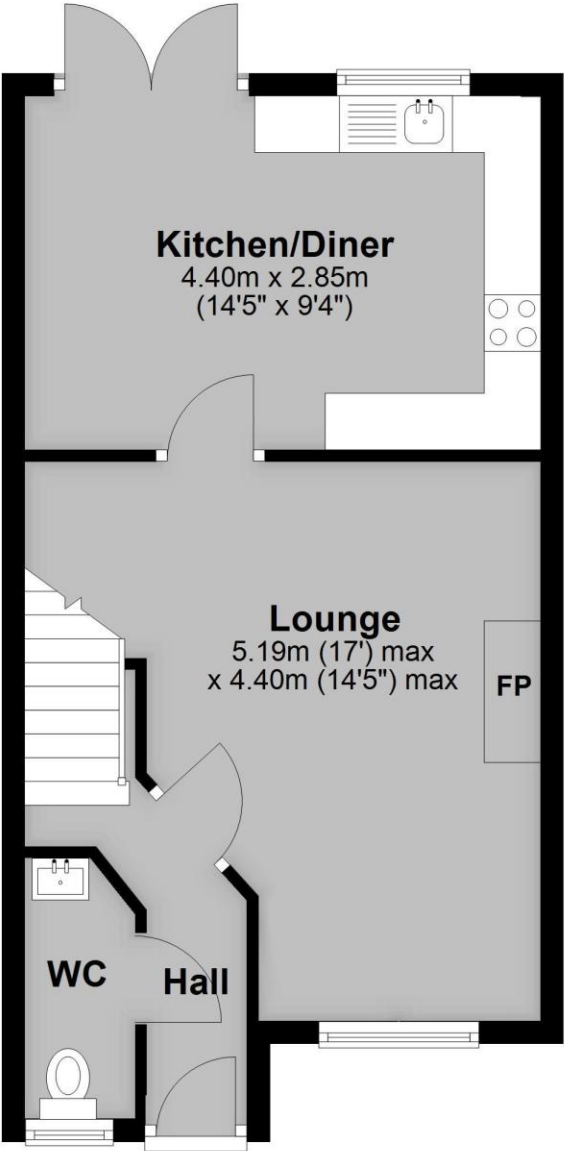
Externally, the property boasts an easy maintenance rear Garden featuring a paved patio and a lawned area beyond. It also offers a private outlook, side access, an outdoor water tap and a shed for additional storage.



FLOOR PLANS

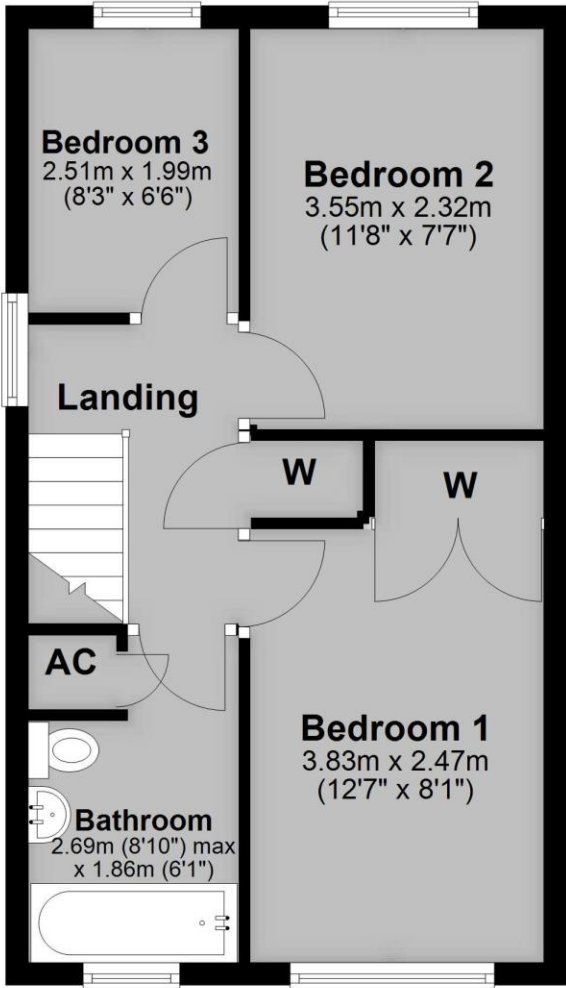
Ground Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 73.6 sq. metres (791.8 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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