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56 Cross Street
Wall Heath, Kingswinford

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56 Cross Street, Wall Heath, Kingswinford DY6 0LT

This modern 3 Bedroom Terraced property is well worth inspection to fully appreciate its size and layout, being much bigger than first impressions.

Updated and re-appointed, the property is well located in Wall Heath, ideal for amenities and benefits from gas central heating and double glazing, with Driveway to front and low maintenance Rear Garden having Shed (workshop).

Comprising: Entrance Hall, Guest Cloakroom with white suite, Lounge with fireplace and stairs leading off, Refitted Dining Kitchen, Landing, 3 Bedrooms (Bedroom 1 with wardrobes) and modern white Bathroom.

OVERALL, AN IDEAL FIRST TIME HOME OR FOR THOSE LOOKING TO DOWN SIZE, IN A CONVENIENT LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is an Entrance Hall with part double glazed front door, door to Lounge and door to the Guest Cloakroom.

The Guest Cloakroom has a white suite with WC, basin, half tiled walls, ladder radiator and obscure UPVC double glazed front window.

There's a good size Lounge with mantel fireplace having hearth and inset fire UPVC double glazed bow window to front, stairs off to 1st Floor with spindle balustrade and recessed ceiling lights.

A door gives access to the refitted Dining Kitchen having a range of grey gloss wall and base cupboards, worktops, Hotpoint built-in double oven, Hotpoint gas hob with integrated cooker hood over, tiled splash backs, sink and mixer tap, 2 appliance spaces, Cupboard with Worcester gas central heating boiler, table space, Store, UPVC double glazed rear window, recessed ceiling lights and UPVC double glazed doors to Garden.

On the 1st Floor, there is a Landing having loft access, Store and doors to 3 Bedrooms and Bathroom.

Bedroom 1 has a UPVC double glazed front window and a range of wardrobes with sliding door. Bedroom 2 and 3 are at the rear, both with UPVC double glazed window.

There is a refitted Bathroom having a white suite with bath having shower over and side shower screen, WC, basin, tiled walls, chrome ladder radiator, wall mirror, extractor, shaver point and mirror cabinet.

The Rear Garden is low maintenance having a paved patio, low wall and 2 steps with centre pathway dividing artificial lawn, rear pathway to rear gate and there is a good size Shed.

At the front, there is a tarmac Driveway.

Tenure: Freehold
Council Tax Band: C

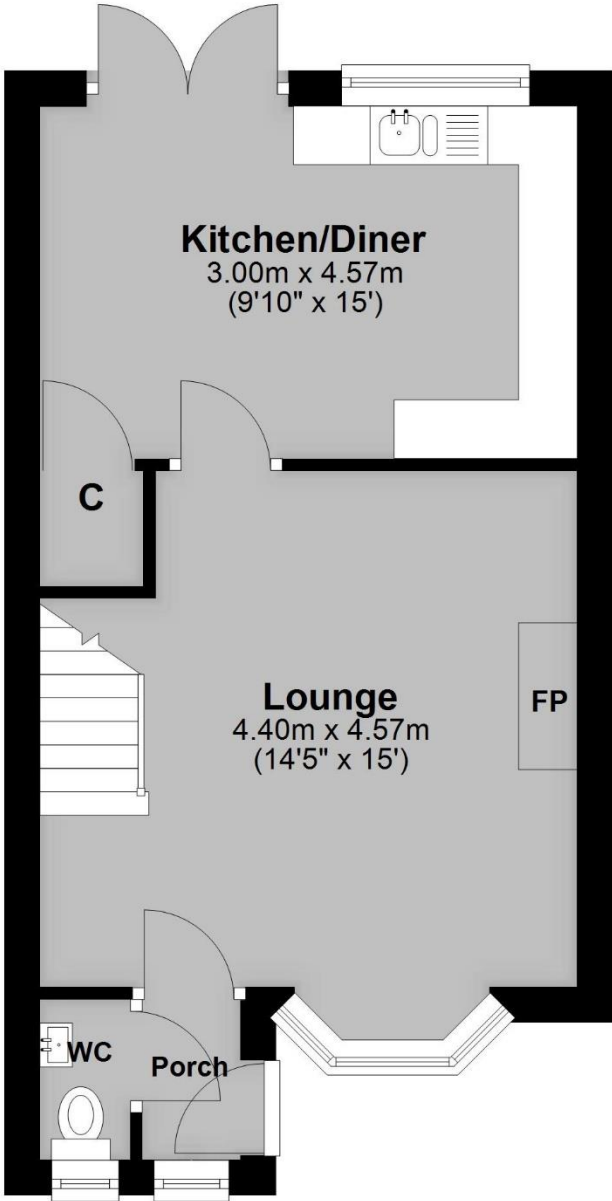
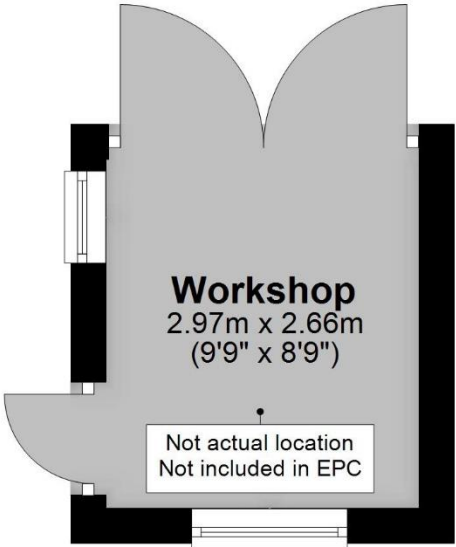




FLOOR PLANS

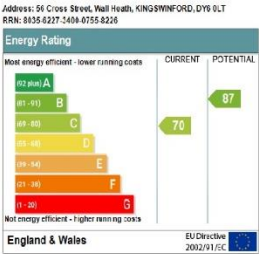
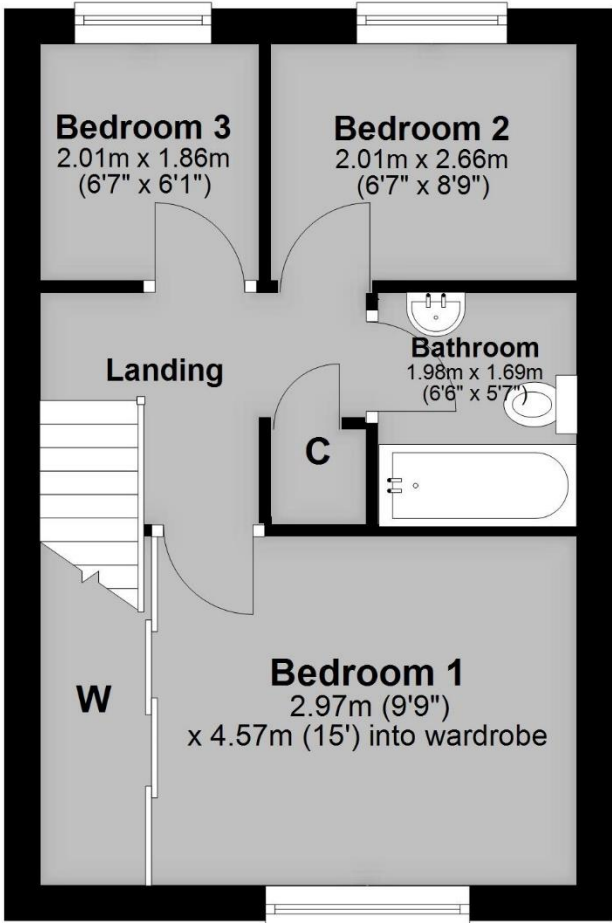
Ground Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.6 sq. feet)



Total area: approx. 77.8 sq. metres (836.9 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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