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50 Monteagle Drive
Kingswinford

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50 Monteagle Drive, Kingswinford, DY6 7RZ

This much improved, stylish and re-appointed 3 Bedroom Semi-detached enjoys an excellent cul-de-sac location at the popular Charterfields development leading off Stallings Lane and is well placed for amenities.

The property benefits from gas central heating, UPVC double glazing and is further enhanced by a good size Tiered Rear Garden with south west facing aspect, together with a Block Paved Driveway, to the front, providing off road parking.

Briefly comprising: Entrance Hall, Lounge with feature mantel fireplace, rear Dining Room, modern Kitchen with white gloss units and integrated appliances, Landing, 3 Bedrooms, Refitted Shower Room with white suite and Garage.

OVERALL, A QUALITY PROPERTY, WELL PRESENTED THROUGHOUT WHERE INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

On the Ground Floor, there is an Entrance Hall with composite double glazed front door, stairs to 1st Floor and door leading off.

The Lounge has a mantel fireplace with hearth and inset fire, wood floor and UPVC double glazed bow window. There is an opening to the Dining Room with wood floor, UPVC double glazed doors to Garden and door to Kitchen.

The Kitchen has a modern range of white gloss wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, Lamona built-in double oven, 4 ring gas hob with cooker hood over, integrated Lamona slimline dishwasher, tall housing with integrated fridge freezer, tiled floor, recessed ceiling lights, UPVC double glazed rear window, obscure UPVC double glazed side door to Driveway and door to Store (housing the Worcester gas central heating boiler).

On the 1st Floor, there is a Landing with UPVC double glazed side window, loft access (with ladder), Store (over stairs) and doors to 3 Bedrooms and Shower Room.

Bedroom 1 has a laminate floor, UPVC double glazed window and recessed ceiling lights. Bedroom 2 has a UPVC double glazed window and Bedroom 3 has a stairhead Store with drawers and UPVC double glazed front window.

There is a refitted Shower Room having a white suite with large walk-in shower having waterfall shower and side screen, WC with concealed cistern, semi recessed basin with vanity cupboards below, tiled walls, chrome ladder radiator, obscure UPVC double glazed window and recessed ceiling lights.

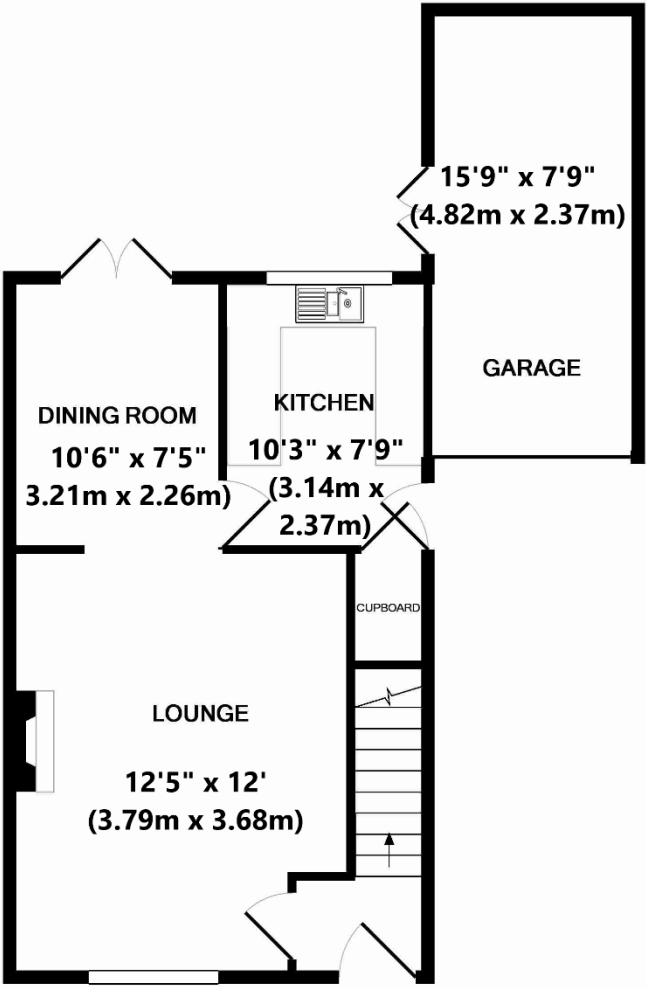
The Garage has an up and over door, plumbing facility and UPVC double glazed side doors to the Garden.

There is a tiered Rear Garden having a block paved patio, retaining wall to gravel area and centre steps leading onto a further level having artificial lawn and further level with rear conifer border.

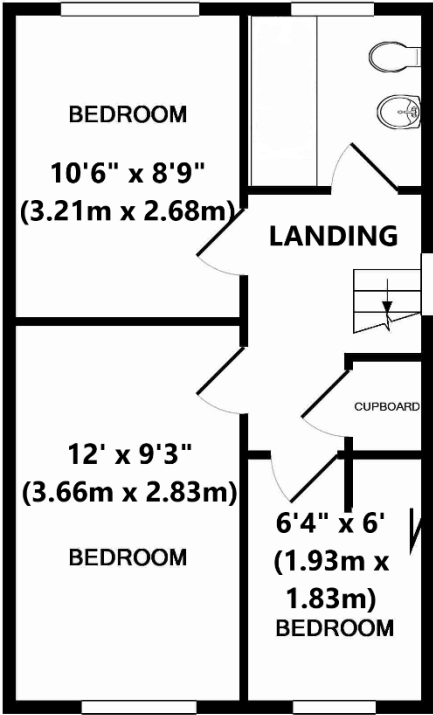
At the front, there is a block paved Driveway providing off road parking with gravel side border.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com www.leeshaw.com

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