



RICS

the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

19 Coldstream Drive
Wordsley

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

19 Coldstream Drive, Wordsley, DY8 5QZ

Improved and attractively presented 3 bedroom semi-detached family home located at this popular address in Wordsley. With a spacious Lounge, Kitchen/Diner, 3 good sized Bedrooms and an easy maintenance rear Garden this property is well worth viewing!

Coldstream Drive is approached off Ashdown Drive, which is just off Stream Road. The position is very convenient and is well placed for amenities, local primary and secondary schools, public transport and King George V Park.

With UPVC double glazing windows, gas central heating and comprising; Reception Hall, Kitchen/Diner, Lounge, Landing, 3 good size Bedrooms, Family Shower Room, Garage and rear Garden.

A WELL APPOINTED AND IMPROVED FAMILY HOME - INSPECTION ADVISED TO APPRECIATE OVERALL LAYOUT AND SPACE!

On the ground floor, the composite front door leads into the Reception Hall with stairs to first floor and further doors to;



The spacious Lounge is located at the front and features dual aspect windows which provides ample natural lighting.

The Kitchen/Diner has a range of grey wall and base cupboards, worktops, inset sink and drainer, oven, induction hob with extractor fan above, space for appliances and spotlights. In addition, there is an understairs storage cupboard and sliding patio doors to rear Garden.

On the 1st floor, the landing has loft access, an airing cupboard and doors to;

There are three generous Bedrooms, of which Bedroom one and two benefit from fitted wardrobes. The family Shower Room has a contemporary white suite comprising; WC with concealed unit, wash hand basin, shower cubicle with waterfall shower head, tiled walls, vertical radiator and spotlights.

Externally. There is a low maintenance rear Garden which benefits from a paved patio with lawn area beyond. Furthermore, there are borders with slate pieces and shrubs, side access and access into the Garage.

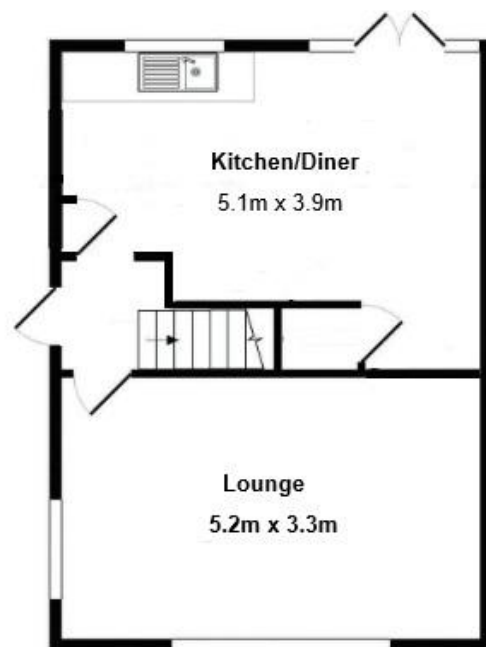
The Garage has front opening doors and lighting.

Tenure: Freehold

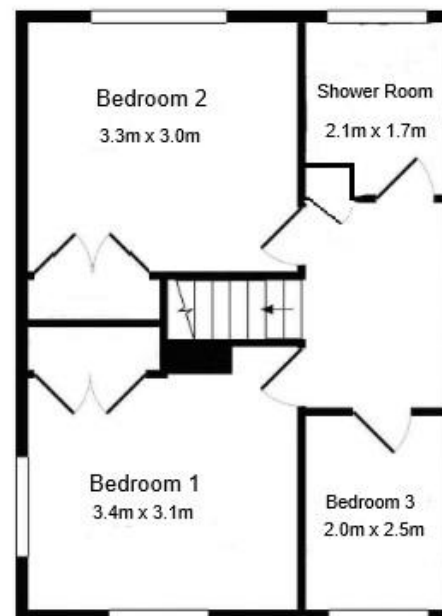
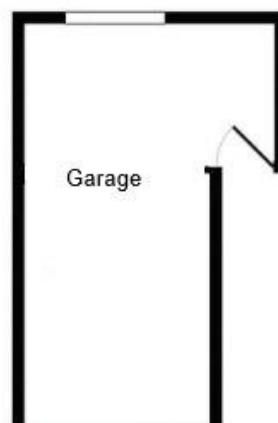
Council Tax Band: C



FLOOR PLANS



GROUND FLOOR



1ST FLOOR



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

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>

www.leeshaw.com





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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

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

We don't sell houses
we sell **homes.**