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Fellows Avenue
Kingswinford

13 Fellows Avenue, Kingswinford DY6 9ET

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Great opportunity for a comprehensively renovated and re-appointed, 2 Bedroom Semi-detached Bungalow, available immediately, just completed to a high standard, turn the key ready move in condition and with no onward chain.

Benefitting from new UPVC double glazed windows and composite front door, rewiring with electric certificate, new central heating system with installation certificate, refitted Kitchen with integrated appliances, refitted Shower room, newly decorated and with new flooring throughout, together with a completing landscaped south facing rear garden. The Bungalow has off-road Driveway parking and is sold with the benefit of Planning Permission, Dudley MBC Ref No. P24/0481 for a single storey side extension, Granted 20 June 2024 (expires 2027 – 3 years from date of permission).

Briefly comprising: Reception Hall, Lounge, Kitchen, 2 Bedrooms and Shower Room.

The Bungalow is Conveniently located in a level position, leading off Moss grove and is well placed for amenities at the centre of Kingswinford.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE.

There is a Canopy Side Entrance having lights and composite double glazed door opening to the Reception Hall having loft access, Cupboard (with light) and doors leading off.

There is a Lounge, to the rear, having a fireplace with raised hearth, electric fire and beam mantel over, UPVC double glazed doors/side screens to rear Garden and opening to the Kitchen.

The Kitchen has been refitted having a range of olive green style units, including double wall cupboard, tall housing with integrated Lamona fridge freezer, Lamona built in oven, Lamona ceramic hob with glass splashback and cooker hood over, integrated Lamona washing machine, drawer unit, base cupboards, sink and mixer tap, UPVC double glazed rear window and recessed ceiling lights.

Bedroom 1 is a double size with UPVC double glazed front window.

Bedroom 2 is a single size with UPVC double glazed front and side window.

There is a refitted Shower Room having a white suite with walk-in tiled shower having side screen and waterfall shower, WC with concealed cistern and combined semi recessed basin with vanity cupboard below, chrome ladder radiator, extractor and 2 recessed ceiling lights.

There is a landscaped Rear Garden, being south facing, with a patio having side chipping patio, lawn with sleeper edge and raised left side planter, rear lights and side gate to front.

At the front, there is a tarmac Driveway with gravel parking area and further gravel area and pathway to the main side entrance.

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: C





FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Reception Hall

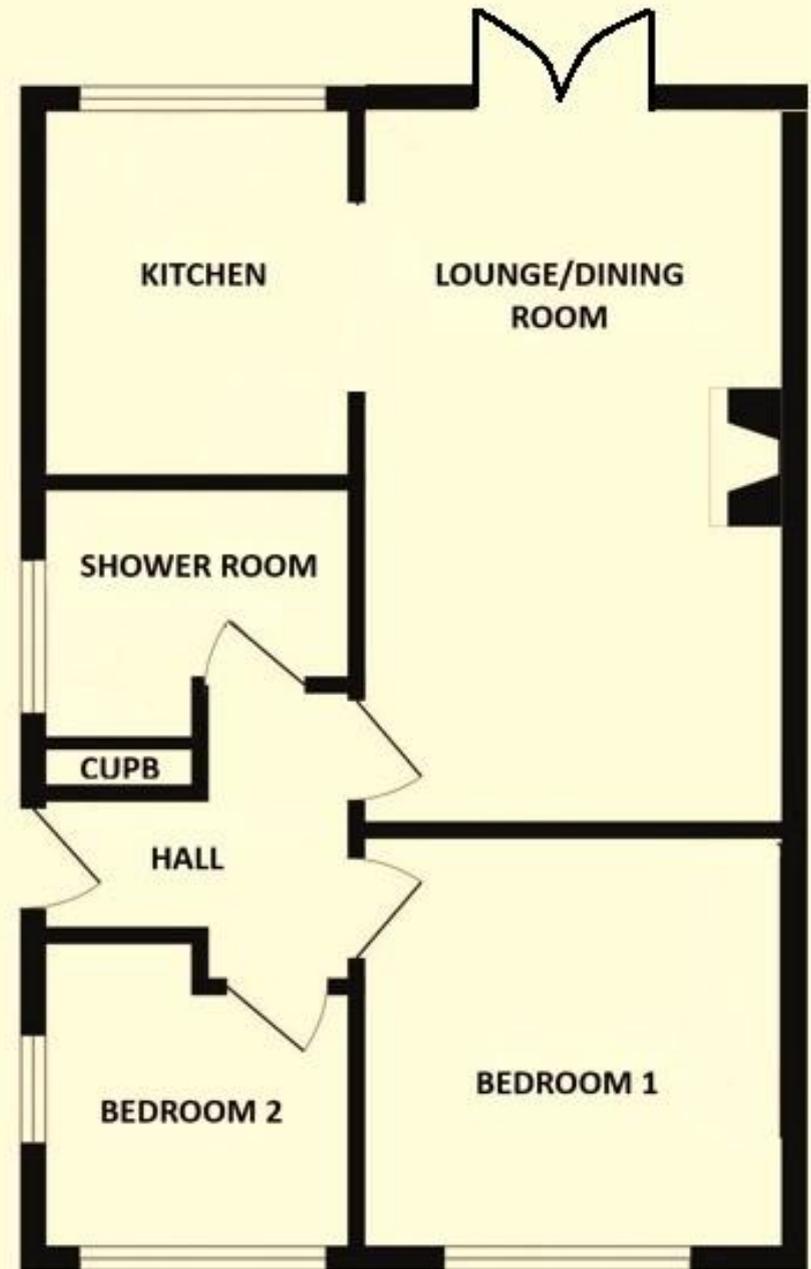
Bedroom 1:
10'11" x 9'11" (3.32m x 3.02m)

Bedroom 2:
8'4" x 7'2" (2.55m x 2.19m)

Shower Room:
7'1" x 5'2" (2.16m x 1.58m)

Lounge/Dining Room:
17'4" x 9'11" (5.30m x 3.02m)

Kitchen:
8'7" x 7' (2.62m x 2.14m)





ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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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