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55 Victoria Street
Wall Heath

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55 Victoria Street, Wall Heath, DY6 0JL

This individual, 3 Bedroom Extended Detached Family Home with Tandem Garage is well placed in the centre part of Victoria Street, being ideally located for amenities in Wall Heath and important local schools.

The property is well presented and with its large Garage offers further potential to adapt, improve and personalise.

With gas central heating, double glazing and comprising: Porch, Hall, Extended Lounge, Kitchen with Pantry, Extended Dining Room, Landing, 3 Bedrooms and refitted Shower Room. The property is further enhanced by a south east facing Rear Garden and is available with no onward chain.

OVERALL, A PROPERTY IN A CONVENIENT LOCATION WHERE VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE.

On the Ground Floor, there is a Porch Entrance with double glazed door and side screens and obscure timber double glazed door and side screens to Reception Hall having stairs to 1st Floor and doors leading off.

There is an extended rear Lounge with double glazed window having an aspect to the rear Garden.

The Kitchen is located to the front, having a range of wall and base cupboards, worktops, sink and mixer tap, appliance spaces, double glazed front window, tiled floor, Pantry and door to Garage.

A door gives access to the extended Dining Room having a brick fireplace with tiled hearth, wooden mantel and side shelf and double glazed rear window.

On the 1st Floor, there is a Landing with side double glazed window, Cupboard (housing the Worcester gas central heating boiler) and doors to 3 Bedrooms and Shower Room.

Bedroom 1 & 2 are double size rooms, each with double glazed window and Bedroom 1 with loft access. Bedroom 3 is a single room with double glazed window and stair head shelf.

There is a refitted Shower Room having a white suite with corner shower cubicle having curved screen doors and waterfall shower, WC with concealed cistern and combined semi recessed basin with vanity cupboard below, tiled walls, obscure double glazed window, chrome ladder radiator and extractor.

There is a Tandem Garage having side opening entrance doors to front, pedestrian door to front, side Utility space with worktop, double glazed rear window, part double glazed rear door to Garden and strip lights.

The Rear Garden is south east facing having a paved patio extending to the side and pathway to rear right corner patio, low wall with steps to shaped lawn with borders, small rear lawn with paved pathway around, raised side planters and rear hedge.

At the front, there is a raised garden with wall, lawn and borders, gently elevated block paved Driveway leading to Garage and block paved pathway to the front entrance.

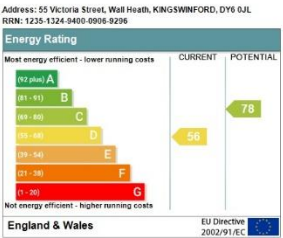
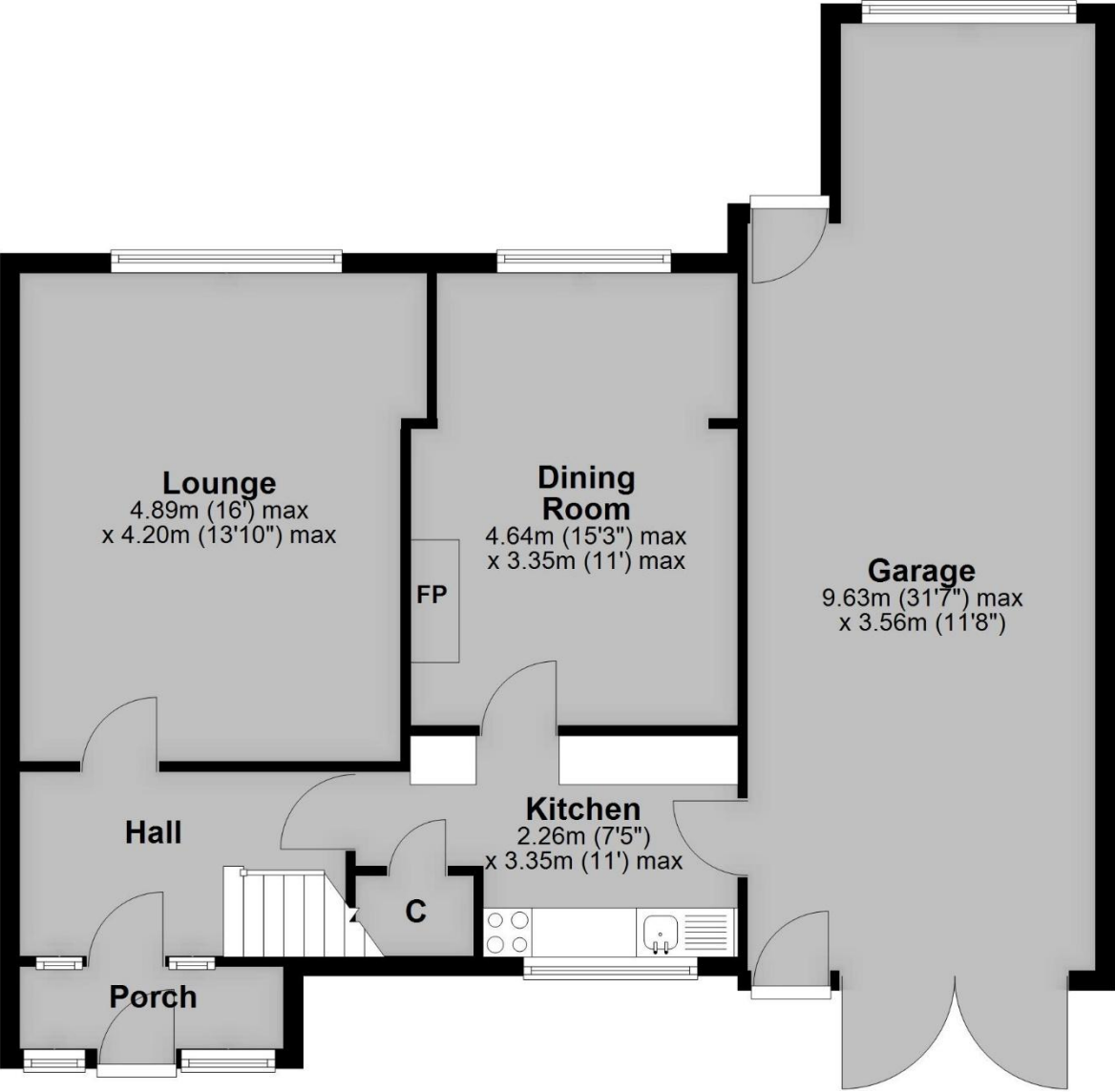




FLOOR PLANS

Ground Floor

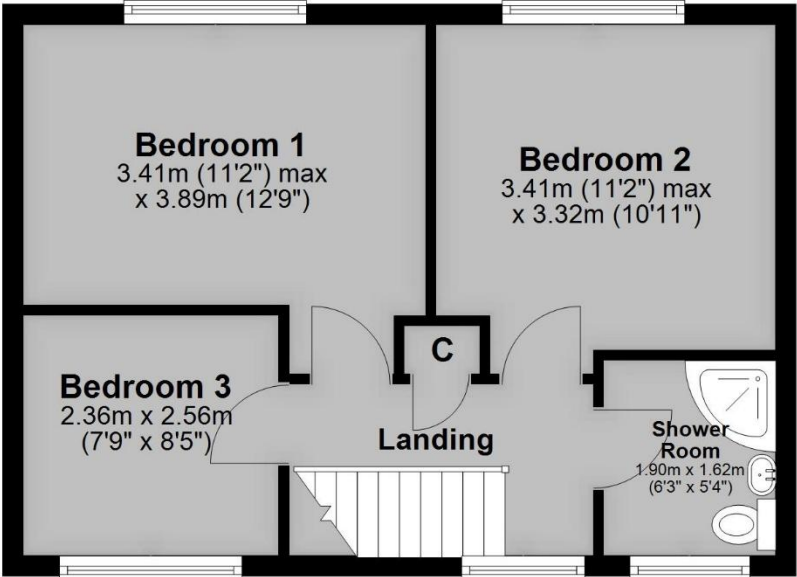
Approx. 88.1 sq. metres (948.1 sq. feet)



Tenure: Freehold
Council Tax Band: D

First Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



Total area: approx. 126.1 sq. metres (1357.6 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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