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**Casewell Road**  
Wall Heath, Kingswinford



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## 22 Casewell Road, Wall Heath, Kingswinford DY6 9HB

This 2/3 Bedroom Semi-detached property, would make a perfect down size opportunity or potential first home, enjoying a prime cul-de-sac location leading off Newbridge Road/Foundry Road, well placed for amenities in both Kingswinford & Wall Heath.

The property offers potential for further improvement, ready to personalise, available with no onward chain and benefits from a large block paved Driveway, providing off road parking, leading to the Garage and is further enhanced by a good size Rear Garden with south west facing aspect.

With gas central heating and comprising: Reception Hall, Lounge, Dining Room (or bedroom 3), Ground Floor Bathroom including shower cubicle, Kitchen, Rear Conservatory, Landing and 2 First Floor Bedrooms.

OVERALL, THIS IS A PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE.

On the Ground Floor, there is a Canopy Side Entrance with part double glazed composite door opening to the Reception Hall having 2 flight stairs off to 1st Floor and Store (below) with side timber single glazed window.

The Lounge is located to the front with wide mantel fireplace having hearth and electric fire and UPVC double glazed front window.

There is a separate Dining Room (or Bedroom 3) with UPVC double glazed front window.

The Ground Floor Bathroom has a modern white suite including bath, semi recessed basin with vanity cupboard below, combined WC with concealed cistern, corner shower enclosure with curved screen doors and Mira shower, obscure UPVC double glazed rear window, tiled floor and tiled walls.

The Kitchen has a range of medium style wall and base cupboards, worktops, tiled splashback 2 bowl sink with mixer tap, Zanussi built-in oven and Zanussi built-in ceramic hob with integrated cooker hood over, integrated fridge, appliance space, tiled floor, UPVC double glazed window and small paned timber door to the Conservatory.

The Conservatory is UPVC double glazed with 2 top opening windows, double doors to garden and tiled floor.

On the 1st Floor, there is a Landing having side UPVC double glazed window to stairs, doors to 2 Bedrooms and Cupboard (with Ideal gas central heating boiler).

Bedroom 1 has a UPVC double glazed front dormer window, built-in wardrobes to one wall with 5 doors and eaves store behind.

Bedroom 2 has a UPVC double glazed front door window and loft access.

The Garage has side opening entrance doors, 2 single glazed side timber windows and part double glazed UPVC side pedestrian door to Garden.

There is a south west facing Rear Garden having a good size paved patio, step to side with greenhouse, wall and step to further good size paved area with side and rear borders. There is a garden tap.

At the front, there is a large block paved Driveway providing off-road parking leading to the Garage.



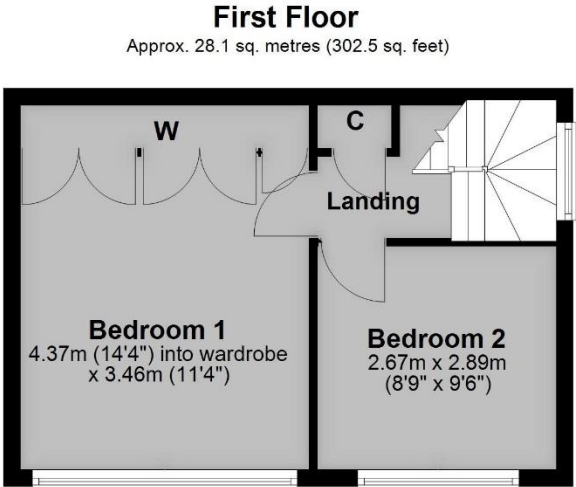
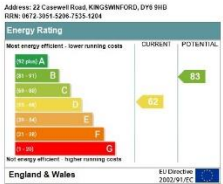
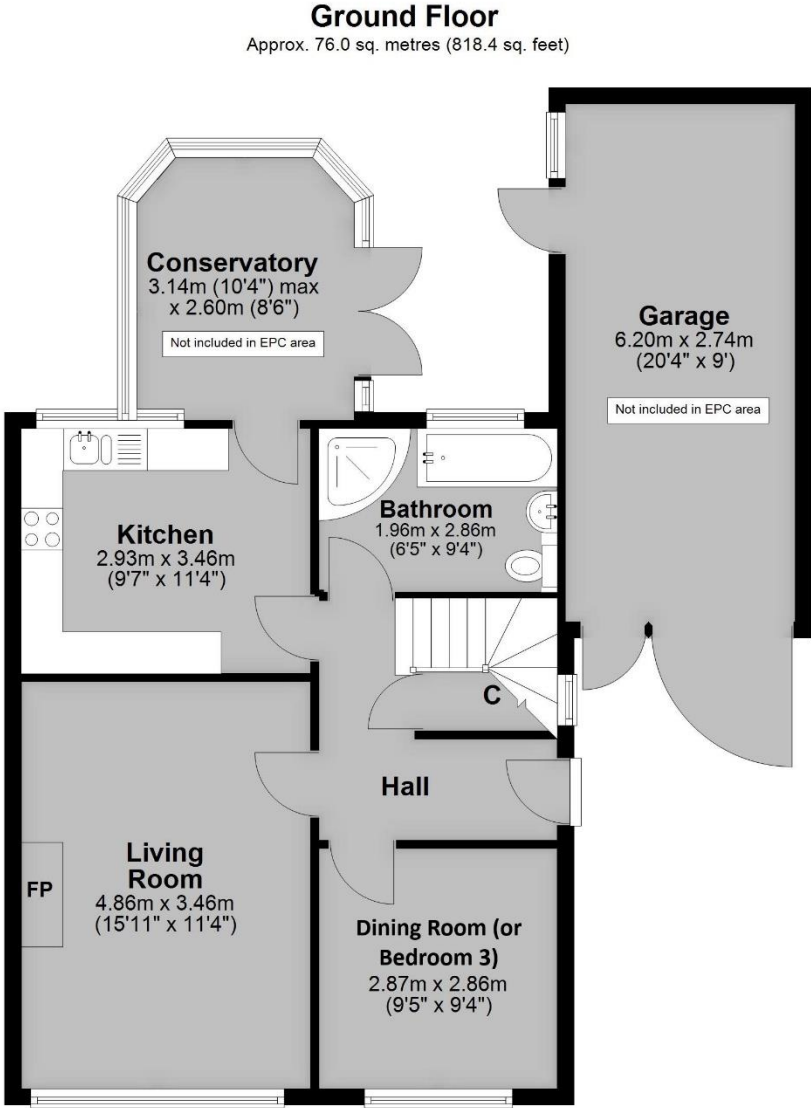






# FLOOR PLANS

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



Total area: approx. 104.1 sq. metres (1120.9 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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