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Porthladd
Water Road, Dudley

Porthladd, Water Road, Dudley, DY3 2NH

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This improved and updated, surprisingly spacious Detached Dormer Bungalow would make a great Family Home or equally suitable for those wanting future proofing with accommodation offering flexibility and enjoys a generous size plot with front, side and rear garden areas, together with a large Driveway providing off road parking.

The property is ideally placed within this highly sought after road, just a stone's throw from great amenities within Gornal Village with further amenities available in nearby Kingswinford and Dudley Town, making it convenient.

There is gas central heating and accommodation comprising: Reception Hall, Cloaks Store, Lounge, refitted Breakfast Kitchen, 2 Ground Floor Bedrooms, Refitted Ground Floor Bathroom including Shower, 1st Floor Landing, 2 Bedrooms and Shower Room.

OVERALL, THIS IS A PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE ITS OVERALL SIZE AND LAYOUT.

On the Ground Floor, there is a good size Reception Hall with double glazed front door having obscure double glazed side screens, open tread staircase to 1st Floor with chrome spindle balustrade, Cloaks Store and doors leading off.

The Lounge has a mantel fireplace with tiled hearth and back and open fire, double glazed front and side fixed window and coving.

There is a refitted Breakfast Kitchen having 2 separate doors off the Reception Hall and having table space to part with rear double glazed doors to Garden, laminate floor and opening to the Kitchen Area having a range of cream shaker style wall and base cupboards, worktops, AEG built-in oven, Hotpoint gas hob with cookerhood over, integrated dishwasher, sink and mixer tap, laminate floor, double glazed rear window, freestanding breakfast bar with shelving below, recessed ceiling lights and Ideal gas central heating boiler (in cupboard).

Bedroom 1 is a double size room, to the front, having coving and double glazed front and side window.

Bedroom 3 is a single size room with double glazed side window.

There is a refitted Bathroom having a white suite, including corner bath, combined basin with vanity cupboard and WC with concealed cistern, corner quadrant shower enclosure with curved screen door and waterfall shower, obscure double glazed rear window, part wall tiling, chrome ladder radiator and recessed ceiling lights.



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On the 1st Floor, there is a Landing with doors leading off. Bedroom 2 having double glazed dormer window. Bedroom 4 has a rear double glazed dormer window and eaves store.

There is a separate Shower Room having a white suite with shower cubicle having side screen and entrance door, basin with tiled splashback and cupboard below, WC and Velux double glazed roof window.

There are Garden areas to the rear and to the side. The rear Garden has a large paved patio, side path and gate to front, good length lawn with side border, 2 fruit trees and rear shed. The side Garden has a shaped lawn, borders, patio area with adjoining greenhouse and gate to front.

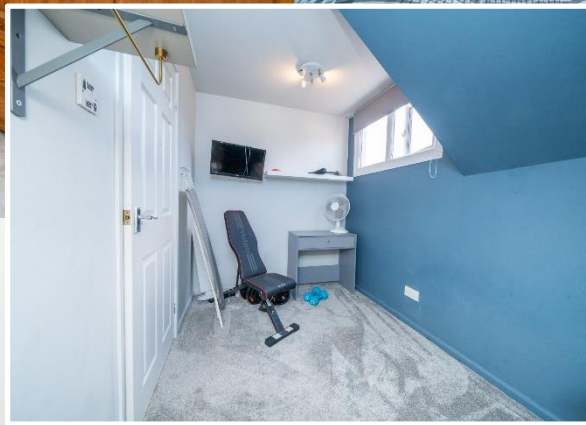
At the front there is a good size gravel and block paved Driveway providing off-road parking and there is a good size lawn with hedge to front.

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: D

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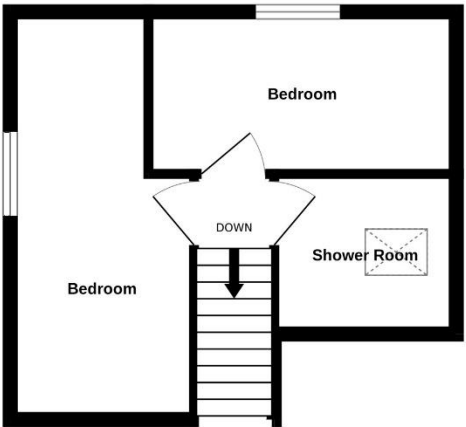
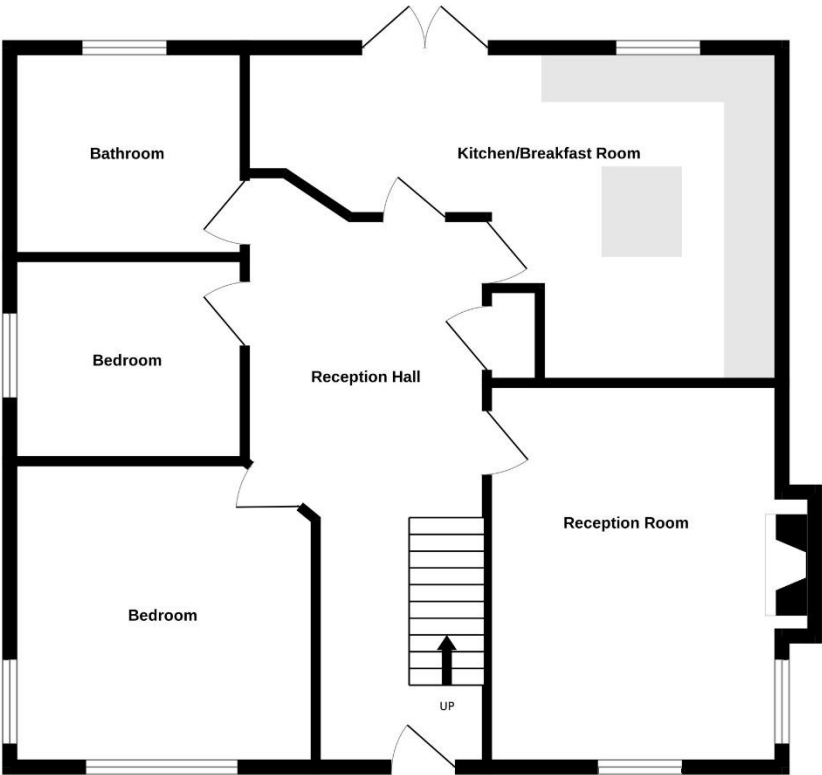


FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor



Reception Hall: 24'4" x 5'5" widens to 8'1"
(7.42m x 1.65m & 2.48m)

Lounge: 15' x 11'8"
(4.57m x 3.58m)

Breakfast Kitchen: 13'2" x 10 & 10'2" x 6'7"
(4.02m x 3.05m & 3.11m x 2.01m)

Ground Floor Bedroom 1: 11'8" x 11'7"
(3.57m x 3.53m)

Ground Floor Bedroom 3: 8'11" x 7'11"
(2.73m x 2.42m)

Ground Floor Bathroom: 8'11" x 7'11"
(2.73m x 2.42m)

1st Floor Landing:

Bedroom 2: 15'4" x 5'2" widens to 7'10"
(4.69m x 1.59m & 2.39m)

Bedroom 4: 10'10" x 6'4"
(3.32m x 1.94m)

Shower Room: 5'5" x 4'10" (1.67m x 1.47m)



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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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