



RICS

the mark of
property
professionalism
worldwide

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

61

Granville Drive
Kingswinford

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

61 Granville Drive, Kingswinford DY6 8LL

This 3 Bedroom, semi-detached Family Home has been extended to the rear and is much bigger than first impressions, warranting internal inspection to fully appreciate.

The property offers tremendous potential, to update and personalise and is available with no onward.

Enjoying a great position on Granville Drive with delightful East facing rear aspect and pleasant backdrop onto playing fields, the property is well placed for amenities on Bromley Lane with both Crestwood & Bromley Hills School within walking distance, including a Tesco Express and further amenities in Kingswinford, making it convenient.

With gas central heating and comprising: Porch, Hall, Sitting Room, Extended Lounge, Extended Breakfast Kitchen, Utility, Toilet, Landing, 3 Bedrooms & Bathroom. There is a Garage, Driveway parking to front and good size Rear Garden.

VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance giving access to the Reception Hall having stairs off to 1st Floor, low level Store (below stairs) and doors leading off.

There is a Sitting Room to the front with double glazed window.

The Breakfast Kitchen has been extended to the rear and has a range of maple style wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, breakfast area having table space and bench seating, double glazed rear window and part glazed door to Lobby.

A door gives access to the extended Lounge having rear double glazed doors to the Garden.

The Lobby has a door to the Garage and door to Toilet and opens to the Utility Room with worktop, sink, tiled splashback, double base cupboard, Ideal gas central heating boiler, double glazed rear window and part double glazed rear door to Garden. There is a separate Toilet with WC and skylight.

The Garage has part glazed timber doors and strip lights.

On the 1st Floor, there is a Landing with double glazed side window, loft access, airing cupboard (with tank) and doors to 3 Bedrooms and Bathroom.

Bedroom 1 has two double wardrobes with top cupboards and double glazed window. Bedroom 2 has a range of wardrobes to one wall with top cupboards (all with louvre doors) and double glazed rear window with view to playing field. Bedroom 3 has a built-in wardrobe, top cupboard, together with dressing table and double glazed window.

There is a Bathroom having a white bath with Aqualisa shower over, basin, WC, part wall tiling, extractor and obscure double glazed rear window.

The Rear Garden is east facing having a crazy paved patio, lawn with pathway and shrub borders. At the front, there is a widened Driveway providing off-road parking.





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

Porch

Reception Hall

Sitting Room: 11'5" x 10'10" (3.48m x 3.31m)

Lounge: 19'4"max x 9'7" (5.90m x 2.93m)

Breakfast Kitchen: 18'9" max x 8'2" (5.73m x 2.50m)

Utility: 6'8" x 6'3" (2.03m x 1.91m)

Toilet

Landing

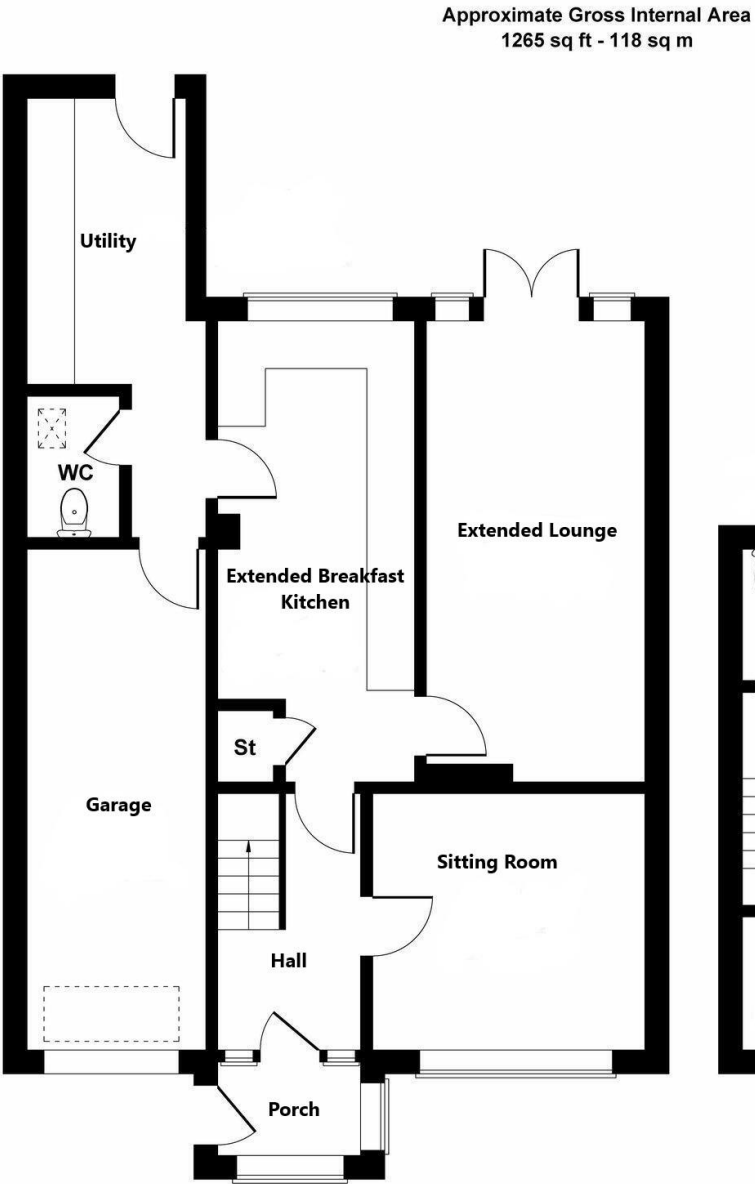
Bedroom 1: 10'9" incl.w x 10'7" (3.28m x 3.23m)

Bedroom 2: 9'8" x 9'8" incl.w (2.95m x 2.95m)

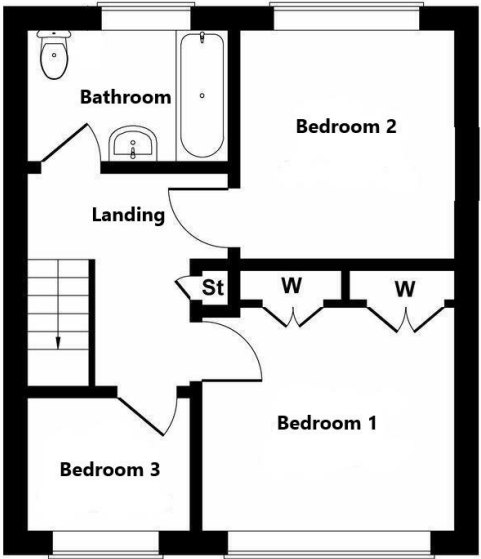
Bedroom 3: 6'11" incl.w x 5'11" (2.16m x 1.81m)

Bathroom: 7'10" x 5'5" (2.40m x 1.67m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST 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.**