



The
LEE, SHAW
Partnership

91 Moss Grove
Kingswinford, DY6 9ER



This improved and stylishly presented 2 bedroom semi-detached property has been refurbished by the current owners and offers a spacious Lounge, separate Dining Room and ample off-road parking.

Situated in this highly sought after location, Moss Grove is popular for its excellent primary and secondary schools, wide range of shops along Kingswinford and Wall Heath village and convenient for public transport links.

With gas central heating, UPVC double glazing and comprising; Reception Hall, Dining Room, Lounge, Breakfast Kitchen, Landing, 2 good sized Bedrooms, House Bathroom and Rear Garden.

OVERALL, A WELL PLANNED AND PRESENTED FAMILY HOME! VIEWING IS HIGHLY RECOMMENDED!



On the ground floor, there is a Reception Hall which has stairs to first floor Landing and entrance leading into the Dining Room.

The Dining Room features a bay window to the front, fireplace and built in storage.

The Lounge benefits from an electric fire, window to side, understairs storage cupboard and entrance into the Kitchen.

The Breakfast Kitchen is fitted with 'Shaker' style wall and base cupboards with marble effect worktops, splashback tiles, inset sink and drainer, built in oven and hob with extractor fan above, breakfast bar and space for additional appliances. Furthermore, there is a door leading out to the rear Garden.



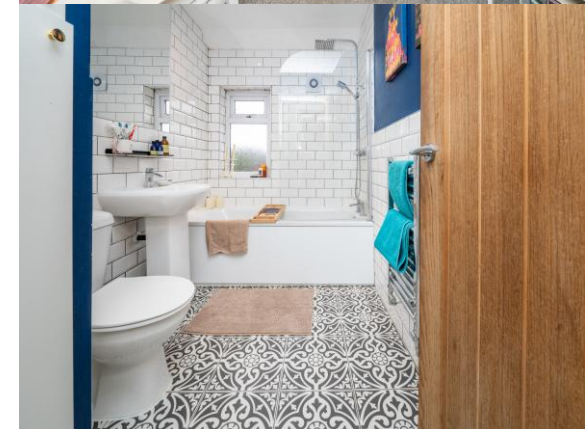


To the first floor, the Landing provides access to the loft, which offers a generous amount of storage space, along with doors leading to;

There are two well-proportioned bedrooms, both benefiting from built-in wardrobes. Bedroom One also features a useful recess, currently utilised as a home office space. The Bathroom is stylishly fitted with a white suite comprising; wc, pedestal sink, bath with waterfall shower head over, tiled walls and flooring, vertical radiator and airing cupboard which houses the 'Ideal' boiler.

Externally, the rear Garden enjoys a decked patio with pergola over, creating an ideal space for outdoor seating and entertaining. A paved pathway leads to the rear of the garden, with lawned areas on either side and a concrete base. The garden also benefits from an outside water tap, an external power point and convenient side access.

To the front, there is a gravelled driveway providing ample off road parking.

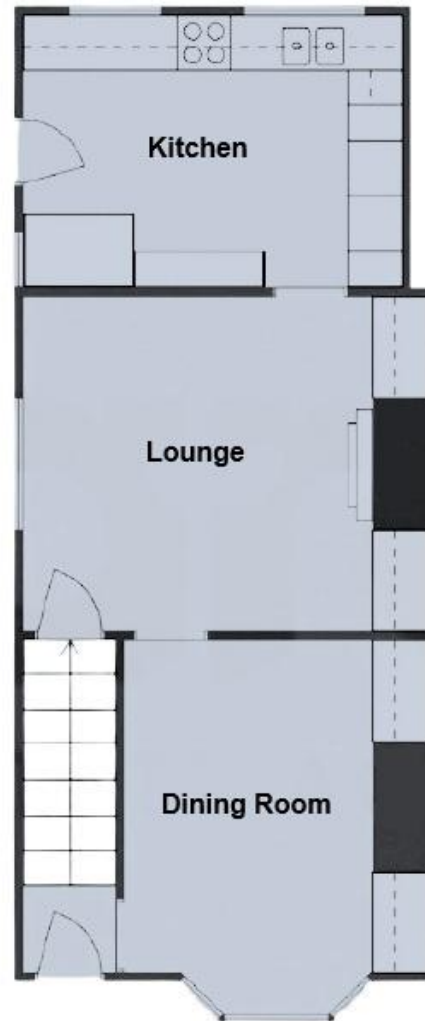




The
LEE, SHAW
Partnership

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 www.leeshaw.com/downloads/referral-fees.pdf

FLOOR PLANS



Measurements:

Dining Room - 4.1m x 3.2m

Lounge - 4.3m x 3.6m

Kitchen – 4.1m x 2.9m

Bedroom 1 – 8.7m x 3.6m

Bedroom 2 – 3.6m x 2.8m

Bathroom – 2.6m x 1.7m

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

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.