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47 Brook Street
Wall Heath

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The Firs, 47 Brook Street, Wall Heath, Kingswinford DY6 0JG

This 2 Bedroom traditional style Semi-detached property enjoys a great location in Wall Heath and is well placed for amenities/schools.

It offers fantastic potential to update and improve and is sold with the benefit of Planning Permission to extend (Dudley MBC Ref No. P22/0424 Granted 19 May 2022 – expiration 3 Years from date of permission) for a two storey side, two storey and single storey rear extensions – following demolition of the existing ground floor Kitchen & Bathroom. The approved plans would create a new Hall Entrance and Toilet together with a larger rear Dining Kitchen and on the 1st Floor, a new Bathroom and additional Bedroom with En-Suite. (See the proposed attached plans on the back page).

The property benefits from gas central heating and the existing accommodation comprises: Entrance Hall with Store, Lounge, Dining Room, Kitchen, Ground Floor Bathroom, Landing and 2 Double Bedrooms. The property is further enhanced by a good size south east facing Rear Garden and there is a Driveway to the front.

OVERALL, A PROPERTY IN A SOUGHT AFTER LOCATION WITH THE IMMEDIATE BENEFIT OF PLANNING TO EXTEND. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Side Entrance Hall with doors to Lounge & Dining Room and Store (below stairs).



The Lounge has an oak mantel fireplace with black hearth/back and inset fire, and there is a part double glazed timber bay window with coloured leaded single glazed top lights.

The Dining Room has door and stair access to the 1st floor, rear UPVC double glazed window and door leading off to the Kitchen having a range of Maple style wall/base cupboards, worktops, splash back tiling, sink and mixer tap, Bush built-in oven, 4 ring gas hob with integrated cooker hood over, 2 appliance spaces, UPVC double glazed side window and part double glazed UPVC side door to Garden.

The Bathroom is accessed from the Kitchen and has a white bath with shower over and tiled surround, basin and tiled splash back, wc, obscure UPVC double glazed side window and extractor.

On the 1st Floor there is a Landing with side coloured leaded single glazed window and doors to 2 Bedrooms.

Bedroom 1 & 2 are both double in size, each with UPVC double glazed window and Bedroom 1 also with Cupboard (housing the Ferroli gas central heating boiler) and further Cupboard (over stairs with loft access).

The Rear Garden is south east facing having a concrete patio area with timber gate to front, dry stone waling to raised side border with bark chippings extending up the left hand side, rear lean to store, steps to good length lawn, rear gravelled patio and shed.

At the front there is a wall and lawned fore garden and Driveway.

Tenure: Freehold

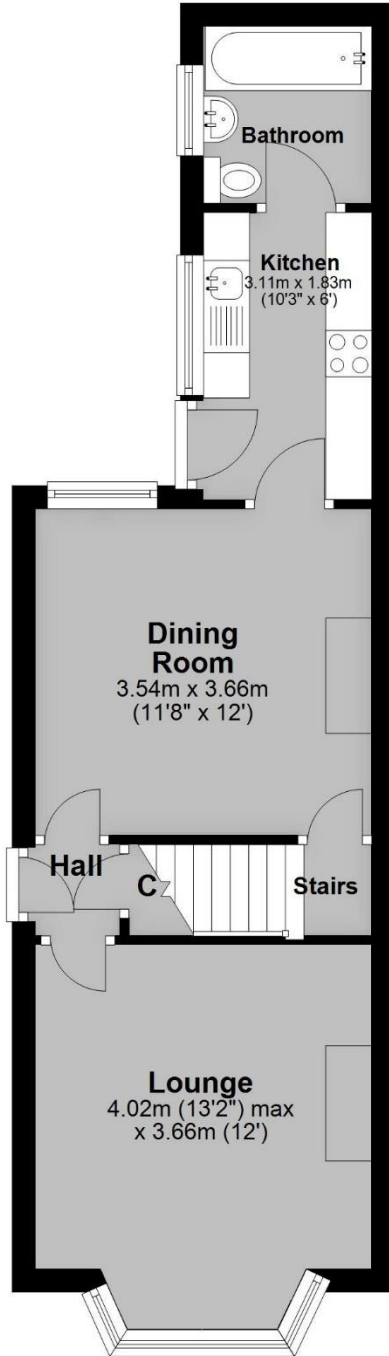
Council Tax Band: B



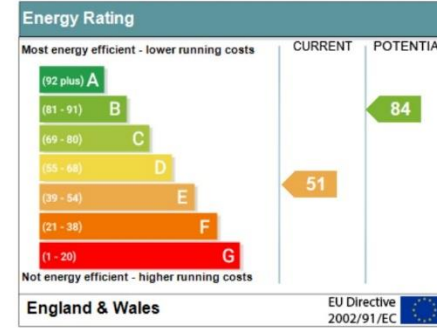
FLOOR PLANS

Ground Floor

Approx. 41.0 sq. metres (441.2 sq. feet)

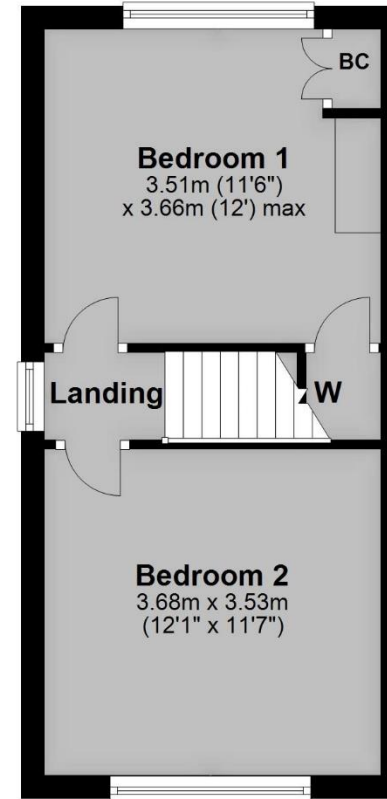


Address: 47 Brook Street, Wall Heath, KINGSWINFORD, DY6 0JG
RRN: 0600-6279-0822-0325-3743



First Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



Total area: approx. 70.6 sq. metres (760.2 sq. feet)



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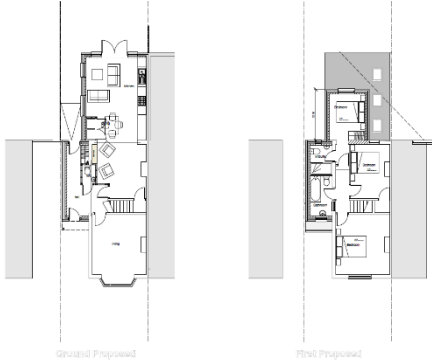
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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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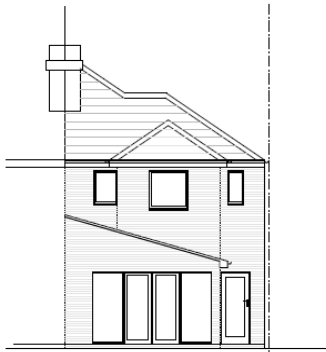


Front Elevation - Proposed



Ground Proposed

First Proposed



Rear Elevation - Proposed



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