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1 Great Western Way  
Kingswinford

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1 Great Western Way, Kingswinford, DY6 7BA

Fantastic opportunity to acquire an immaculately presented four bedroom, 3 storey, detached family home built by Taylor Wimpey. The property offers immense space and well planned accommodation throughout, with versatile layout to the ground floor comprising of an open-plan Kitchen/Dining Area and a separate spacious Lounge on the 1<sup>st</sup> floor, ideal for a growing family. The property is located on the popular 'Himley View' development just off Stallings Lane, within travelling distances to amenities in Kingswinford and Gornal village, good primary and secondary schools and public transport links. With gas central heating, UPVC double glazing throughout, viewing is essential to appreciate.

Accommodation is over 3 floors and briefly comprises; Reception Hallway, WC, Open-plan Kitchen/Dining Area, Sitting Room, Snug/Study, 1<sup>st</sup> floor Landing, Lounge, Bedroom 4, Bathroom, 2<sup>nd</sup> floor Landing, Master Bedroom with En-suite Shower Room, 2 additional Bedrooms, Bathroom, private rear Garden and single Garage.

OVERALL, A WELL APPOINTED AND VERASTILE FAMILY HOME. INTERNAL INSEPCION IS ADVISED TO APPRECIATE OVERALL QUALITY.



On approach, you are greeted by a tarmac driveway to the side with allocated parking spaces. There is wrought iron fencing and gate with a patio leading to the composite front door. On entrance to the property, the inviting Reception Hallway has stairs to 1<sup>st</sup> floor landing, Guest Cloakroom with white suite, and doors to;

The Sitting Room is located at the front of the property and leads through into the open-plan Kitchen/Dining Area. The Kitchen is fitted with a range of gloss shaker style wall and base units, worktops, inset sink and drainer, built in gas hob and oven with extractor fan above and built in dishwasher, fridge freezer and washing machine. There is a central island with cupboards below. The Dining Area has plenty of space for table and chairs and French doors leading out to rear Garden. There is an Office/Snug which is ideal for those who work from home.

To the 1<sup>st</sup> floor Landing there are stairs leading off to the 2<sup>nd</sup> floor, storage cupboard, and doors to;

The spacious Lounge benefits from an electric fire with fireplace surround, dual aspect which provides ample natural lighting and French doors with Juliet balcony.



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we sell **homes.**



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The fourth Bedroom which is currently being used as an office is located at the front and has French doors with Juliet balcony. There is a Shower Room with contemporary white suite which comprises; WC, pedestal sink, enclosed shower cubicle and spotlights.

To the 2<sup>nd</sup> floor Landing there is loft access and doors to;

The Master Bedroom is located at the rear and benefits from an En-Suite shower room off which comprises; WC, pedestal sink and enclosed shower cubicle.

There are two further double Bedrooms. The House Bathroom has a white suite which comprises; WC, pedestal sink, bath, vertical radiator and spotlights.

Externally, the private rear Garden has artificial grass with patio seating area beyond. To the side of the patio there is grey slate chippings. There is side access leading out to the driveway and Garage. The Garage has an up and over door, electric and lighting.

Council Tax Band: E

Tenure: Freehold

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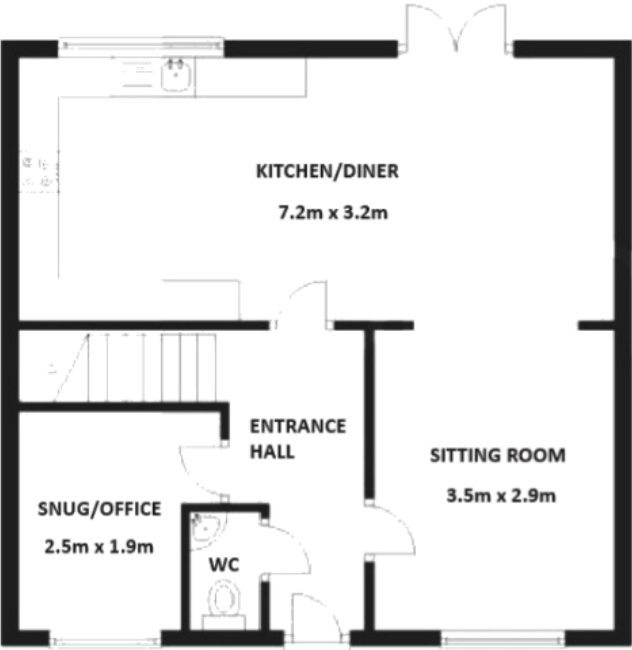




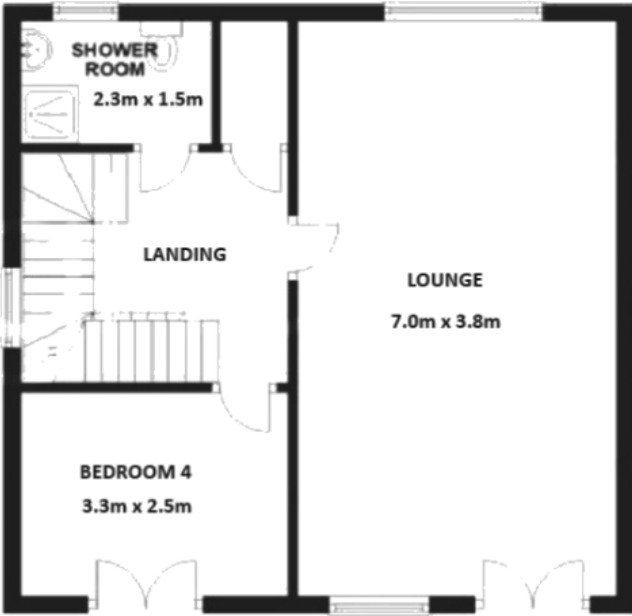
# FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**





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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>

[www.leeshaw.com](http://www.leeshaw.com)  



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