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4 The Lych Gate
Kingswinford

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4 The Lych Gate, Kingswinford, DY6 8BG

Perfectly suited for first-time buyers, this stylishly updated 2-bedroom mid-terraced home was originally built by Selbourne Homes as part of the intimate 'Electric Avenue' development in 2014. – early viewing is essential!

The Lych Gate is ideally situated near Kingswinford Village, offering a wide range of amenities, excellent primary and secondary schools, and is just across the road from the bowling green, which connects to King George VI Park.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Cloakroom, Lounge, Kitchen/Diner, Landing, 2 double Bedrooms, House Bathroom and South facing rear Garden.

OVERALL A PROPERTY WELL WORTH INTERNAL INSPECTION TO FULLY APPRECIATE.

On approach, you are welcomed by a block paved driveway with parking, along with an additional separate parking space. Entering the property, the Reception Hallway provides access to the Cloakroom and leads to the Lounge.



The good sized Lounge is located at the front of the property and has stairs to 1st floor landing and door leading into the Kitchen.

The Kitchen/Diner features modern 'Shaker' style wall and base cupboards, worktops with upstands, an inset sink and drainer, built-in oven, a gas hob with an extractor fan above and space for appliances, all enhanced by recessed spotlights. There is room for a dining table and French doors lead out into the rear Garden.

On the 1st floor, the Landing has a useful loft access and doors to;

There are Two Double Bedrooms, with Bedroom 2 benefiting from a built-in storage cupboard. The House Bathroom is fitted with a white suite, including a WC, pedestal sink, bath with an overhead shower, a stylish vertical radiator, spotlights and a wall-mounted mirror with lights.

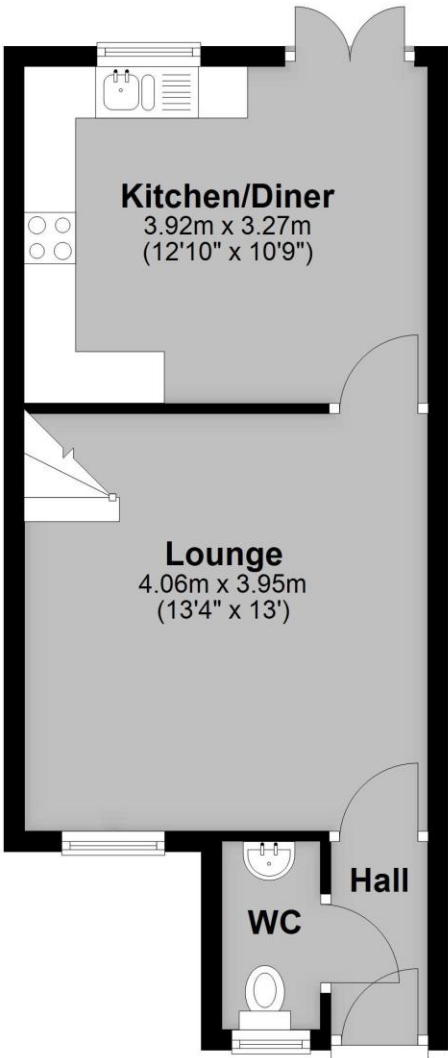
Externally, the south facing rear Garden features a paved patio with an artificial lawn beyond. Additionally, there is a shed, an outside water tap and a gate providing access to the front.



FLOOR PLANS

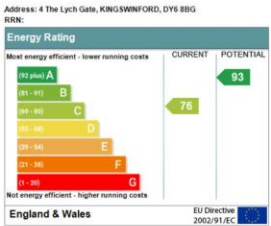
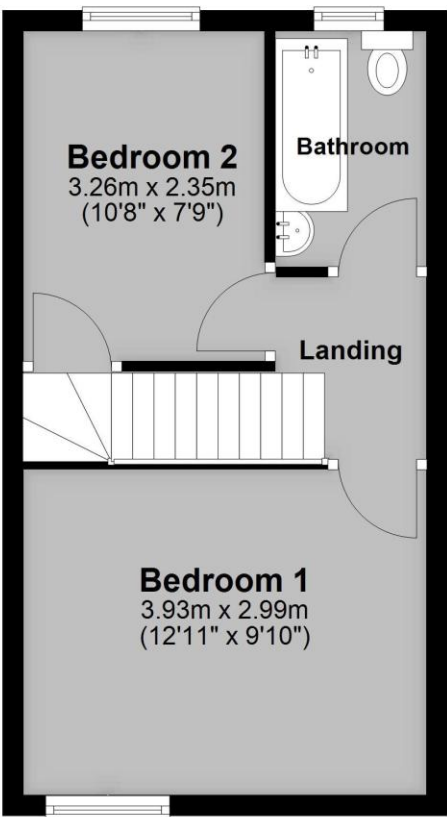
Ground Floor

Approx. 33.1 sq. metres (356.4 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 61.7 sq. metres (664.1 sq. feet)

Tenure: Freehold
Council Tax Band: B



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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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