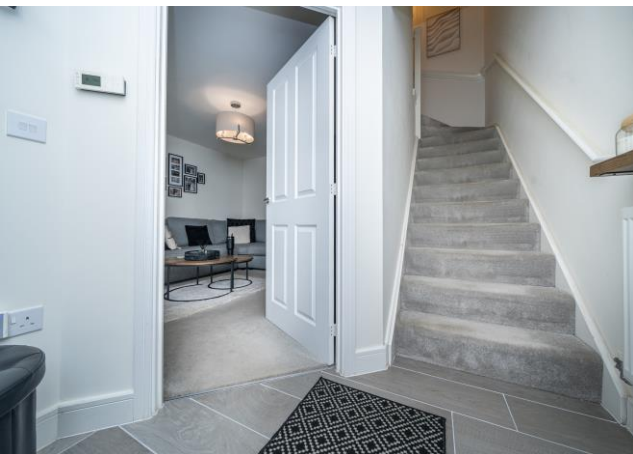




The  
**LEE, SHAW**  
Partnership

12 English Gardens  
Kingswinford DY6 7LZ



# Ideal first time home

AN IDEAL FIRST TIME HOME – WELL APPOINTED THROUGHOUT, BEING WELL WORTH EARLY INSPECTION

This 3 Bedroom (1 En-Suite) Semi-detached property forms part of this popular modern estate development located from the top of Stallings Lane and leading off Tansey Green Road. The property enjoys an end of cul-de-sac location, in a shared access approach and benefits from off road Driveway parking.

The property was built in 2020 and benefits from being Energy Efficient having Solar Panels and an excellent B Rating, having gas central heating and UPVC double glazing.

Briefly comprising: Entrance Hall, Lounge, Lobby with Store off & Guest Cloakroom, stylish modern Dining Kitchen, Landing, 3 Bedrooms (Bedroom 1 with En-Suite Shower Room) and House Bathroom. The Rear Garden is ideal for low maintenance with 2 patio areas.

OVERALL, A GREAT MODERN HOME – IMMACULATE THROUGHOUT. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is an Entrance Hall with tiled floor, composite double glazed front door, stairs to 1st Floor, radiator, Cupboard (with fuse box) and door to:

Lounge with UPVC double glazed front window, radiator and glazed door to:

Lobby opening to Kitchen and having a tiled floor, door to Store (below stairs with tile floor) and door to:

Guest Cloakroom with white WC, pedestal basin, tiled floor, part tiled walls, extractor fan, and radiator.



# Energy efficient B rating

Dining Kitchen having a range of white gloss wall and base cupboards, worktops and upstands, sink and mixer tap, AEG built-in double oven, AEG gas hob with integrated cooker hood over, integrated Zanussi slimline dishwasher, tall housing with integrated fridge freezer, cupboard (with Ideal Gas central heating boiler), under cupboard lights, recessed ceiling lights, UPVC double glazed rear window, tiled floor, UPVC double glazed rear doors to Garden, table space and radiator.

On the 1st Floor, there is a Landing having loft access, radiator and doors to 3 Bedrooms and Bathroom.

Bedroom 1 with UPVC double glazed window, radiator, wardrobe recess and door to: En-suite having a white suite with tiled shower cubicle having bi-fold door and Aqualisa shower, WC, pedestal basin, part tiled walls, tiled floor, obscure UPVC double glazed window, chrome ladder radiator, recessed ceiling lights and extractor fan.

Bedroom 2 with UPVC double glazed window and radiator.

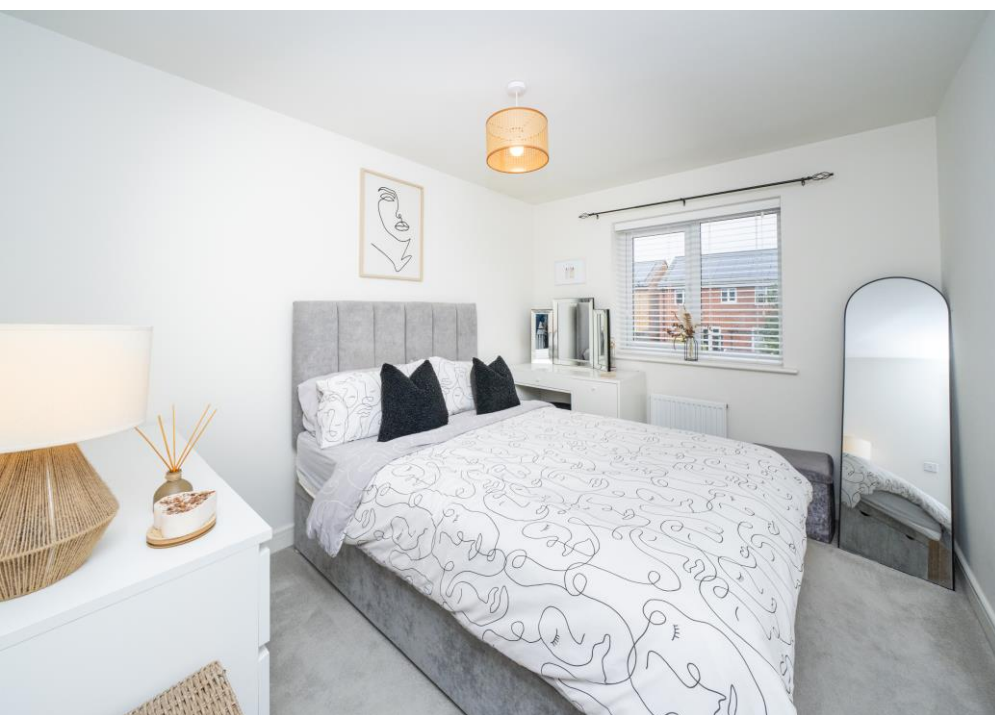
Bedroom 3 with UPVC double glazed window and radiator.

Bathroom having a white suite, including bath with tiled surround and waterfall shower over and side shower screen, pedestal basin, WC, part tiled walls, tiled floor, recessed ceiling lights, extractor fan, chrome ladder radiator and wall mirror.

Rear Garden having a patio, gently elevated lawn, rear patio and side gate to front.

At the front, there is a small lawn, pathway to front entrance and tarmac Driveway providing off-road parking.

There are solar panels.

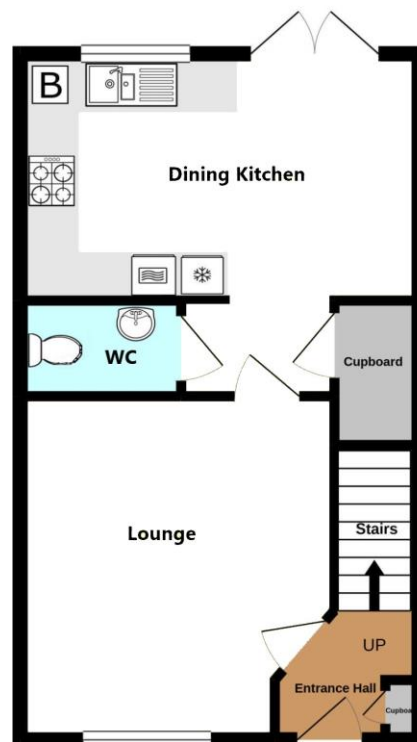




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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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 [www.leeshaw.com/downloads/referral-fees.pdf](http://www.leeshaw.com/downloads/referral-fees.pdf)

Entrance Hall  
Lounge:  
13'11" x 12' (4.25m x 3.67m)  
Lobby with Store off  
Guest Cloakroom  
Dining Kitchen:  
15'5" x 9'4" (4.70m x 2.86m)  
Landing  
Bedroom 1:  
11'1" max x 9'8" plus recess (3.33m x 2.96m)  
En-Suite:  
5'8" x 5'5" (1.73m x 1.67m)  
Bedroom 2:  
10'9" x 8'7" (3.29m x 2.63m)  
Bedroom 3:  
11'7" x 6'7" (3.54m x 2.01m)  
Bathroom:  
6'7" x 5'6" (2.02m x 1.68m)



GROUND FLOOR



1ST FLOOR

NOT TO SCALE

## FLOOR PLANS

Tenure: The property is Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band B.



# The **LEE, SHAW** Partnership

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VALUE. SELL. LET.

**Selling Agents: The Lee, Shaw PARTNERSHIP**

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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.