



The  
**LEE, SHAW**  
Partnership

6 Celtic Cross Drive  
Kingswinford DY6 7NJ

# Ideal first time home

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

This 2 Bedroom End of Terrace 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 a cul-de-sac location, in a shared access approach and benefits from off road Driveway parking with 2 spaces and there is additional Visitor parking.

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

Briefly comprising: Entrance Hall, Guest Cloakroom, Kitchen, Lounge, Landing, 2 Bedrooms and Bathroom. The Rear Garden is ideal for low maintenance.

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

On the Ground Floor, there is an Entrance Hall with part double glazed composite front door, stairs to 1st Floor, opening to kitchen, radiator, door to Lounge and door to:

Guest Cloakroom with white WC, pedestal corner basin with tiled splash back, side obscure UPVC double glazed fixed window, radiator and extractor fan.

Kitchen having a range of grey wall and base cupboards, drawer unit, worktops and upstands, sink and mixer tap, Zanussi built-in oven, Zanussi gas hob with integrated cooker hood over, Cupboard (with Ideal gas central heating boiler), UPVC double glazed front window, 2 appliance spaces and extractor fan.

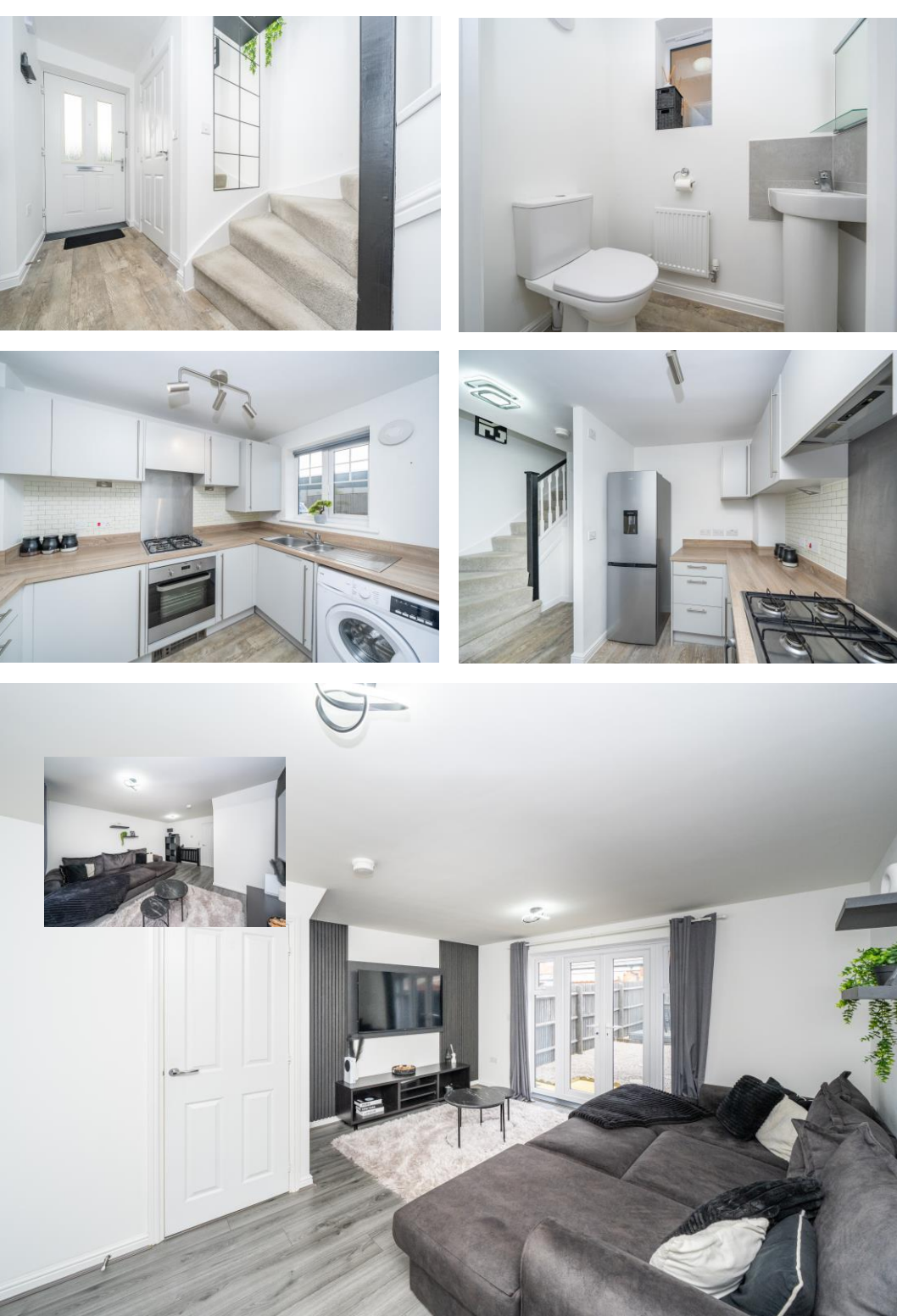
Lounge with feature panelling to wall, UPVC double glazed rear French window with central doors to Garden, radiator, laminate floor and door to Store (below stairs).

On the 1st Floor there is a Landing having spindle balustrade to stairs, loft access, radiator and doors to:

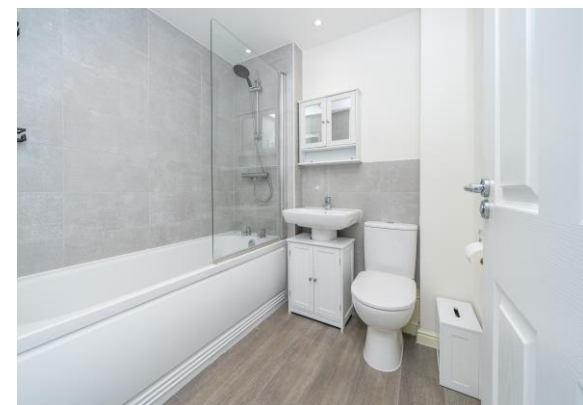
Bedroom 1 with UPVC double glazed window and radiator.

Bedroom 2 being L shaped with 2 UPVC double glazed windows, radiator and Cupboard (over stairs).

Bathroom having a white suite including bath with tiled surround, shower over and side shower screen, pedestal basin and tiled splash back, WC, extractor fan recessed ceiling lights and radiator.



## Well presented and appointed



Rear Garden having a paved patio, centre gravel area, rear decking and there is a side gate, giving access to the front.

At the front, there is a tarmac Driveway Parking Area providing 2 spaces and there is additional visitor parking.

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/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage). 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 [www.leeshaw.com/downloads/referral-fees.pdf](http://www.leeshaw.com/downloads/referral-fees.pdf)

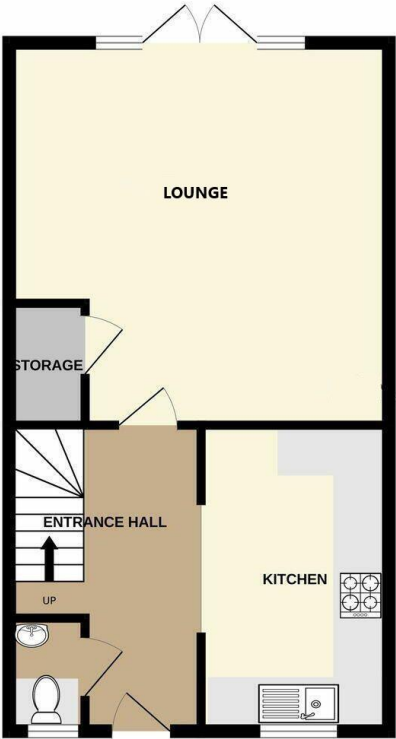
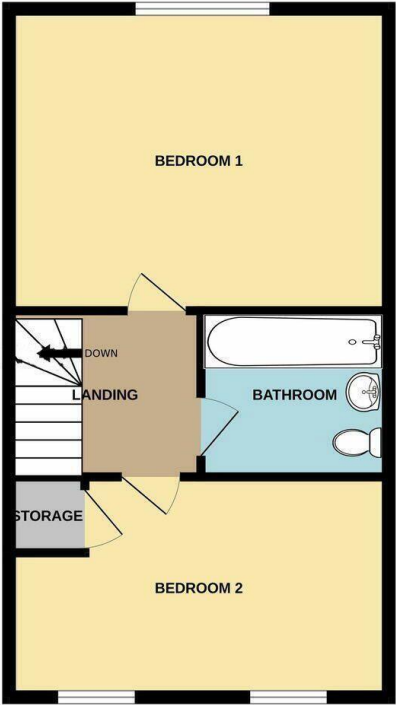


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 97 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

GROUND FLOOR

1ST FLOOR

**Entrance Hall**  
**Guest Cloakroom**  
**Kitchen:**  
**9'10" x 6'1" (3m x 1.96m)**  
**Lounge:**  
**15'5" x 12'11" (4.71m x 3.36m)**  
**Landing**  
**Bedroom 1:**  
**13'1" x 10'1" (3.99m x 3.08m)**  
**Bedroom 2:**  
**13'1" x 8'4" (3.99m x 2.54m)**  
**Bathroom:**  
**6'7" x 6'1" (2.02m x 1.86m)**



FLOOR  
PLANS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Not to scale.

# The **LEE, SHAW** Partnership

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