



The
LEE, SHAW
Partnership

14 Wellington Close
Kingswinford, DY6

SOUGHT AFTER CUL-DE-SAC

This much improved and extended, larger style 4 bedroom (2 En-Suite) Detached Family property is well appointed and has the unique feature of a 1st Floor Conservatory leading off the main Bedroom and is further enhanced by superb views to front – making this a must see Home.

Wellington Close is a sought after cul-de-sac leading off Auckland Road and the property benefits from off road Driveway parking, Garage and Terraced Rear Garden.

With gas central heating, double glazing and comprising: Through Hall, Guest Cloakroom, Lounge, separate Dining Room, Refitted Breakfast Kitchen, Landing, large Main Bedroom with study area and En-Suite Shower Room, Rear Conservatory, 3 further Bedrooms (2 Doubles and 1 single – with Bedroom 2 also having En-Suite), and House Bathroom.

OVERALL, A SURPRISINGLY SPACIOUS FAMILY HOME WHERE INTERNAL INSPECTION IS ESSENTIAL TO FULLY APPRECIATE.

On the Ground Floor, there is a Reception Hall with part double glazed front door, laminate floor, stairs to 1st Floor (with Store below), radiator and doors to:

Guest Cloakroom having a white suite with WC, basin and vanity cupboard, radiator, obscure double glazed window and radiator.

Lounge having a mantel fireplace with hearth and inset fire, double glazed bay window to front, radiator, picture rail and part glazed doors to:

Dining Room with UPVC double glazed patio door to Garden and radiator.





BEDROOM 1 & 2 WITH EN-SUITES

Breakfast Kitchen having a range of shaker style wall and base cupboards, worktops and tiled splashbacks, sink and mixer tap, Leisure range cooker with cooker hood over, pan drawers, vertical graphite radiator, 2 appliance spaces, 2 rear double glazed windows, part double glazed door to Garden and door to Garage.

The Garage has an electric shutter door, Worcester gas central heating boiler and power points.

On the 1st Floor, there is a Landing having spindle balustrade to stairs, loft access, Airing Cupboard (with tank), doors to 3 Bedrooms and Bathroom and Inner Landing giving access to Bedroom 1 and Conservatory.

Bedroom 1 having double glazed window with view to front, radiator, recessed ceiling lights and opening to additional study area with door to En-Suite and glazed doors to Conservatory.

The En-Suite has a white suite including shower cubicle having sliding screen door, WC with concealed cistern, pedestal basin, extractor fan, tiled walls, recessed ceiling lights and tiled floor.

The 1st Floor Conservatory is UPVC double glazed with 2 opening windows, double doors to Garden, radiator and part glazed door in a Landing.

Bedroom 2 with double glazed window having view, radiator, built-in double wardrobe with sliding mirror doors and door to:

En-Suite having a white suite with tiled shower cubicle having screen door, basin and vanity cupboard with tiled splashback, WC, radiator and obscure double glazed window.





OFF-ROAD PARKING TO THE FRONT

Bedroom 3 with double glazed window, radiator and built-in double wardrobe with sliding mirror doors.



Bedroom 4 having double glazed window with view and radiator.

House Bathroom having a white suite including bath with tiled surround, shower off taps and side screen, basin with vanity cupboard, WC, part tiled walls, obscure double glazed window, shaver point and radiator.

There is a Terraced Rear Garden having a paved patio, covered side path with gate to front, retaining wall gate and steps lead up through the Garden to the various levels. There is an area with artificial turf, there is a central area with rockery with steps leading through, pond, rear area from the Conservatory having artificial turf with steps to further area with artificial turf and there is a top paved area with shed.



At the front of there is a block paved Driveway providing off-road parking, gravel rockery area with shrubs.

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. Council Tax Band E.





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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

Measurements:

Reception Hall

Guest Cloakroom

Lounge: 15'11" into bay x 11'5" (4.87m x 3.48m)

Dining Room: 11'8" x 9' (3.58m x 2.75m)

Breakfast Kitchen: 17'10" x 10'10" & 7'11" (5.44m x 3.30m & 2.43m)

Inner Landing

Bedroom 1: 17'10" x 11'8" (5.44m x 3.57m)

Dressing/Study Area: 10'3" x 4'1" widens to 8'9" (3.14m x 1.26m & 2.67m)

En-Suite: 5'11" x 4'2" (1.82m x 1.28m)

Conservatory: 12'5" x 10'8" (3.76m x 3.26m)

Landing

Bedroom 2: 10'11" x 10'7" (3.32m x 3.24m)

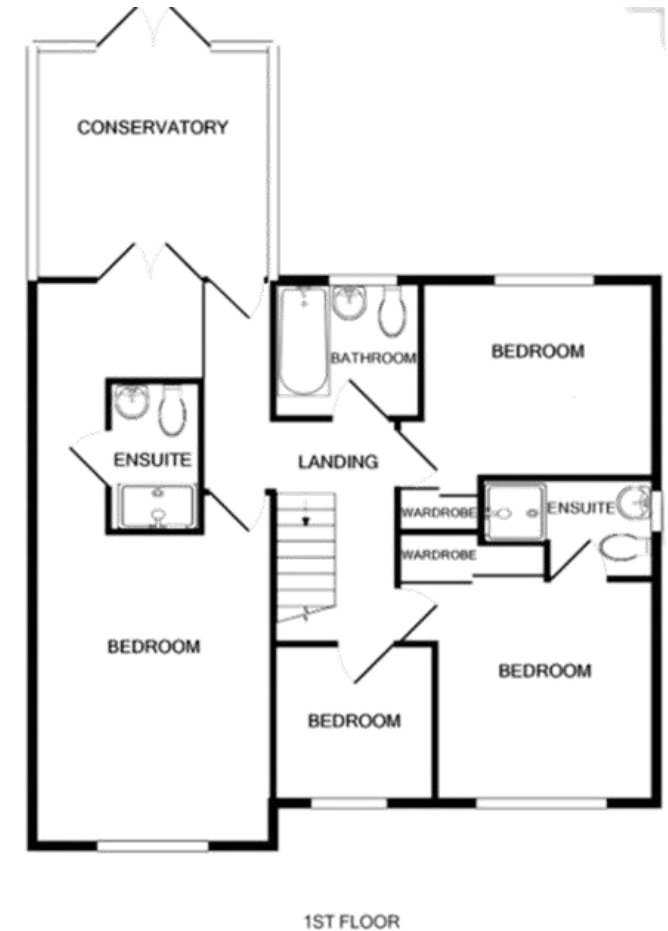
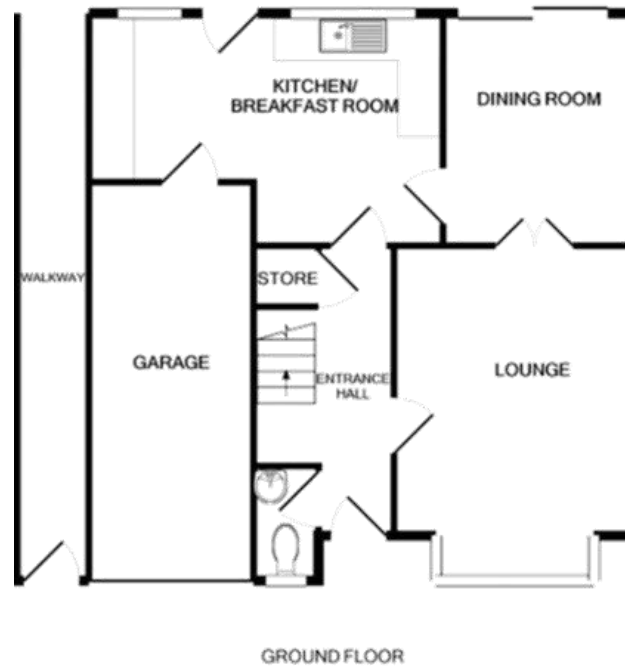
En-Suite: 5'7" + shower x 4'11" (1.71m x 1.51m)

Bedroom 3: 11'4" x 8'10" +ward. (3.46m x 2.71m)

Bedroom 4: 7'5" x 7'3" (2.27m x 2.22m)

House Bathroom: 7' x 6'3" (2.13m x 1.91m)

Garage: 19'10" x 8'4" (6.06m x 2.56m)



WELLINGTON CLOSE
Measurements are approximate. Not to scale. Illustrative purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR
PLANS

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VALUE. SELL. LET.

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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.