



The
LEE, SHAW
Partnership

6 Kilburn Drive
Kingswinford DY6 7SG



Large extended family home

GREAT OPPORTUNITY FOR A LARGE EXTENDED FAMILY HOME WHERE INSPECTION IS ESSENTIAL TO FULLY APPRECIATE OVERALL SIZE LAYOUT AND POSITION.

This substantial, extended Detached with 3 Reception Rooms and 3 Double Bedrooms, enjoys a delightful end position and cul-de-sac location, leading off Monteagle Drive at the ever popular Charterfields development off Stallings Lane being well placed for amenities.

The property stands well with large Rear Garden enjoying a west facing aspect and there is an excellent frontage/fore garden and generous Driveway providing off road parking, together with a Garage (Store).

With gas central heating, UPVC double glazing and comprising: Entrance Hall, Lounge, large Dining Room, refitted Kitchen, Sitting Room, Lobby & refitted Guest Cloakroom, Landing, 3 Double Bedrooms (All with wardrobes and Bedroom 1 with Dressing Room (potential to be 4th Bedroom or En-Suite subject to adaption).

OVERALL, THIS IS A WELL PRESENTED, TURN THE KEY READY HOME, TICKING MANY BOXES FOR A GROWING FAMILY. VIEWING IS HIGHLY RECOMMENDED.



End of cul-de-sac position

On the Ground Floor there is an Entrance Hall with composite double glazed front door, obscure UPVC double glazed side screens, radiator, stairs to 1st Floor and door to:

Lounge having UPVC double glazed bow window to front, radiator, stone fireplace with hearth and inset fire and archway to:

Dining Room having UPVC double glazed rear window, UPVC double glazed rear doors to Garden, 2 radiators, door to Store (below stairs), door to Sitting Room and glazed door to:

Refitted Kitchen having a range of grey shaker style wall and base cupboards, worktops, sink and mixer tap, AEG built-in double oven, AEG 5 burner gas hob with cooker hood over, tiled floor, UPVC double glazed front and rear window, Cupboard (with gas Vaillant central heating boiler), vertical radiator, under cupboard lights, UPVC double glazed side window and part double glazed UPVC side door to Garden.





3 reception rooms

Sitting Room with UPVC double glazed doors to rear Garden, radiator and opening to:

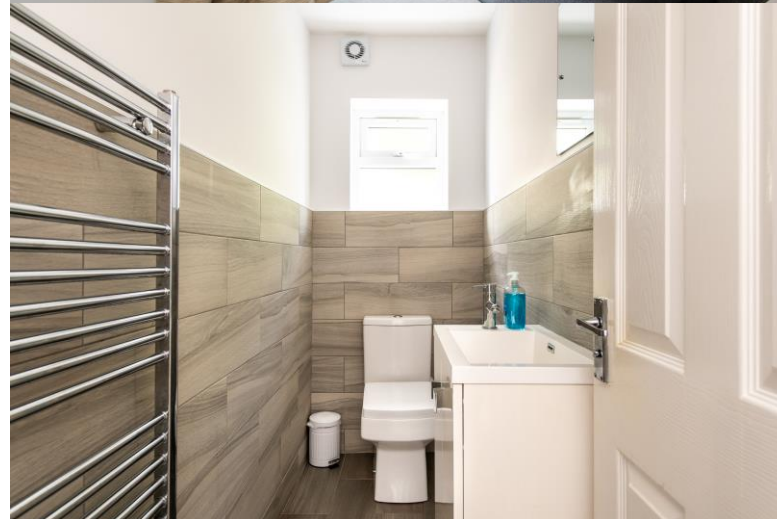
Lobby with tiled floor, door to Garage and door to:

Refitted Guest Cloakroom having a white suite with WC, basin and vanity cupboard, tiled floor part tiled walls, obscure UPVC double glazed side window, extractor fan and recessed ceiling lights.

There is a Garage Store with side opening entrance doors.

On the 1st Floor, there is a Landing with a side UPVC double glazed window, Store Cupboard further Store Cupboard (over stairs), loft access and doors to:

Bedroom 1 with UPVC double glazed window, built-in wardrobes with 3 sliding doors, radiator and archway to:



Bedroom 1 & Dressing Room



Dressing Room with UPVC double glazed window and radiator. (This has potential with adaption to be a 4th Bedroom or with its position next to the Bathroom – a possible En-Suite).

Bedroom 2 is an L-shaped room having 2 UPVC double glazed windows, 2 radiators and built-in double wardrobe with 2 sliding doors.

Bedroom 3 with UPVC double glazed window, radiator and built-in double wardrobe with 2 sliding doors.

Refitted Bathroom having a white suite including bath with shower over and side shower screen, WC, basin and vanity cupboards below, tiled floor, tiled walls, ladder radiator, obscure UPVC double glazed window and extractor fan.





**WE DON'T SELL HOUSES,
WE SELL HOMES.**





Large rear garden

The Rear Garden is a generous size which tapers to the right hand side and is west facing having a wide paved patio, low wall and steps to a lawned garden area with centre shrubs and trees, additional side space with paved area, gate to front, low wall and side small lawn.

At the front of there is a good size lawn with conifer trees and shrub planting and Driveway providing off-road parking.

Tenure: Freehold.

Construction: brick with a pitched tiled roof and flat roof.

Services: All mains services are connected.

Broadband/Mobile coverage: Visit: <https://checker.ofcom.org.uk/en-gb/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



- Entrance Hall
- Lounge:
- 12'5" x 12'2" (3.78m x 3.71m)
- Dining Room:
- 15'6" x 10'6" (4.72m x 3.21m)
- Kitchen:
- 18'6" x 7' (5.65m x 2.15m)
- Sitting Room:
- 12'2" x 7'11" (3.71m x 2.42m)
- Lobby
- Guest Cloakroom
- Garage Store:
- 12'4" x 12'1" (3.78m x 3.69m)
- Landing
- Bedroom 1:
- 12'2" x10'9" incl. ward (3.72m x 3.28m)
- Dressing Room:
- 7'7" x 7'4" (2.31m x 2.24m)
- Bedroom 2:
- 12'2" x 11'10" (3.72m x 3.63m)
- Bedroom 3:
- 15'7" x 9'6" + ward (4.75m x 2.91m)
- Bathroom:
- 7'8" x 6' (2.34m x 1.84m)

FLOOR
PLANS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.
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The **LEE, SHAW** Partnership

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.