



The
LEE, SHAW
Partnership

11 Burnham Close
Kingswinford DY6 8LX

Improved & well presented Detached Bungalow

This improved and well presented, 2 Bedroom Detached Bungalow makes for an ideal move for downsizing and those looking for one level living, standing well with excellent Driveway Parking to front leading to a single Garage and is further enhanced by a south facing Rear Garden.

Burnham Close is a popular address leading off Bromley Lane with local shops including Tesco Express close by, with further amenities available in Kingswinford, making it convenient.

The Bungalow benefits from a new heating system installed in 2022 with Worcester boiler (10 Year warranty on boiler to August 2032), double glazing, re-appointed Kitchen and Shower Room and comprises: Hall, Lounge, Dining Room, Kitchen, 2 Bedrooms, Shower Room and separate Toilet.

OVERALL, A GREAT OPPORTUNITY FOR A BUNGALOW IN A CONVENIENT AND SOUGHT AFTER LOCATION WHERE INTERNAL INSPECTION IS ESSENTIAL TO FULLY APPRECIATE. CONTACT US NOW TO ARRANGE A VIEWING APPOINTMENT. AVAILABLE WITH NO ONWARD CHAIN.

There is a side entrance Reception Hall having radiator, Store (with Worcester gas central heating boiler) and doors to:

Bedroom 1 with UPVC double glazed window, radiator, loft access and with a range of beech style wardrobes to one wall.

Bedroom 2, currently used as a sitting room having a mantel fireplace with hearth, radiator and UPVC double glazed rear patio door to Garden.





Convenient location

Shower room having a shower cubicle with curved screen doors and Mira Shower, basin with vanity cupboard below and splashback, obscure UPVC double glazed side window, radiator and shaver point.

Separate Toilet with wc, basin, wall tiling, obscure timber double glazed side window and radiator.

Lounge having a mantel fireplace with tiled hearth and back and electric fire, 2 radiators, UPVC double glazed bow window to front and archway to:

Dining Room with UPVC double glazed window, radiator and door to:

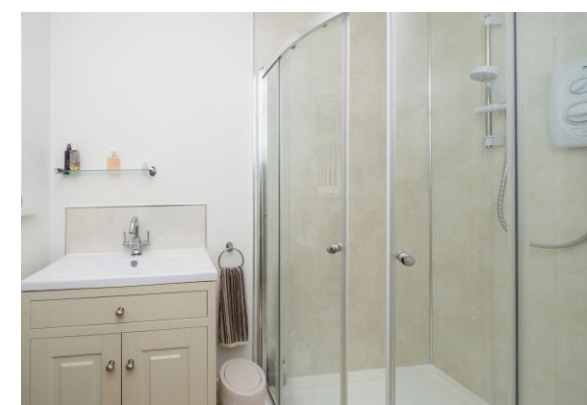
Kitchen having a range of cream shaker style wall and base cupboards, contrasting worktops, sink and mixer tap, Neff built oven, Neff gas hob with X-pelair cooker hood over, 3 appliance spaces, under cupboard lights, UPVC double glazed side window, composite double glazed side door and radiator.

Garage having side opening entrance doors, UPVC double glazed rear window and part double glazed UPVC side pedestrian door to Garden.

Rear Garden being south facing with patio, gate and side path to front, step to lawn with borders, small shed and rear tap.

At the front, there is a lawn and block paved Driveway leading to the Garage.





Tenure: Freehold. Construction: brick with a pitched tiled roof and garage flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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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

Hall

Lounge:

16' x 11'10" max (4.90m x 3.61m)

Dining Room:

8'5" x 7'10" (2.58m x 2.41m)

Kitchen:

9'11" max x 7'8" (3.02m x 2.34m)

Bedroom 1:

10'5" incl. ward x 10'5" (3.19m x 3.19m)

Bedroom 2:

9'11" x 9'11" (3.04m x 3.04m)

Shower Room:

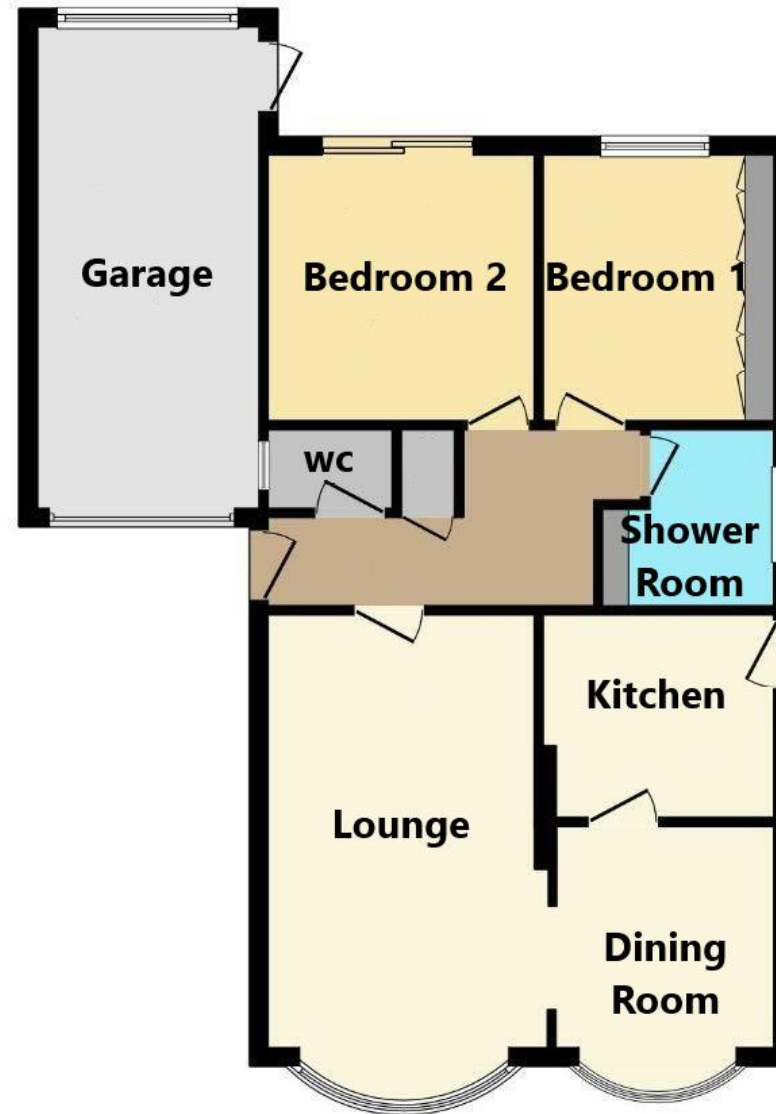
7'9" max x 5'8" (2.38m x 1.73m)

Separate Toilet:

5'5" x 2'9" (1.65m x 0.84m)

Garage:

17'5" x 8'2" (5.31m x 2.43m)



**FLOOR
PLANS**

Not to scale. For identification purposes only.

The **LEE, SHAW** Partnership

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.