



The  
**LEE, SHAW**  
Partnership

11 Cedars Avenue  
Kingswinford



## CUL-DE-SAC POSITION

OUTSTANDING & RARE OPPORTUNITY FOR A DETACHED BUNGALOW AT THE PADDOCK DEVELOPMENT, MUCH SOUGHT AFTER AND WELL WORTH EARLY INSPECTION.

This well presented, 3 Bedroom Detached Bungalow enjoys a level cul-de-sac position, being conveniently located, approached from Stream Road and Fairlawn Drive, with amenities close by in Barnett Lane and further amenities in Kingswinford.

With gas central heating, UPVC double glazing and comprising: Porch, Hall, L Shaped Lounge/Dining Room, Kitchen, 3 Bedrooms, Bathroom & Garage. The Bungalow is further enhanced by a good size Driveway and Rear Garden with south east facing aspect.

A BUNGALOW IN A GREAT LOCATION WITH POTENTIAL TO FURTHER IMPROVE AND PERSONALISE, AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

At the front, there is a Porch Entrance with UPVC double glazed door and side screen, UPVC double glazed door to rear and UPVC double glazed door to Reception Hall.

The L shaped Reception Hall has loft access (with ladder and gas central heating boiler), radiator, Store and doors leading off.



Bedroom 1 has a UPVC double glazed bow window to front, radiator, range of beach style built-in wardrobes, top cupboards, and base cupboard with drawers.

Bedroom 2 is a double size room, also to the front, with UPVC double glazed bow window and radiator.

Bedroom 3 provides flexible use as a Study with UPVC double glazed side window and radiator.

The bathroom has a white suite including bath with Mira Shower over, semi recessed basin with vanity cupboard below, combined WC with concealed cistern, white ladder radiator, obscure UPVC double glazed window, extractor and tiled walls.

There is a good size L shaped Lounge/Dining Room with Lounge Area, to the rear, having marble style mantel fireplace with hearth an inset electric fire, UPVC double glazed rear patio door to Garden, radiator, side UPVC double glazed window and opening to the Dining Area, to the side, with UPVC double glazed side window, radiator, glazed screen to Hall and door to Kitchen.

The Kitchen has a range of beech style wall and base cupboards, worktops, tiled splash backs sink with mixer tap, Hotpoint built-in double oven with cupboard above and below, CDA 5 burner gas hob with integrated cooker hood over, integrated CDA Slimline dishwasher, integrated Hotpoint washing machine, Hoover fridge freezer, radiator, UPVC double glazed side window and part double glazed UPVC side door.





## SOUTH EAST FACING REAR GARDEN

The Garage has a rear UPVC double glazed fixed window, strip light, up and over door and timber pedestrian side door to Garden.

The Rear Garden is south east facing having block paved patio, lawn, borders, side path and gate to front.

At the front, there is slate infill and conifer shrubs, tarmac Driveway with block edging, extending to the front of the Bungalow and to the Garage and providing off-road parking.

**Tenure: 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 D.**

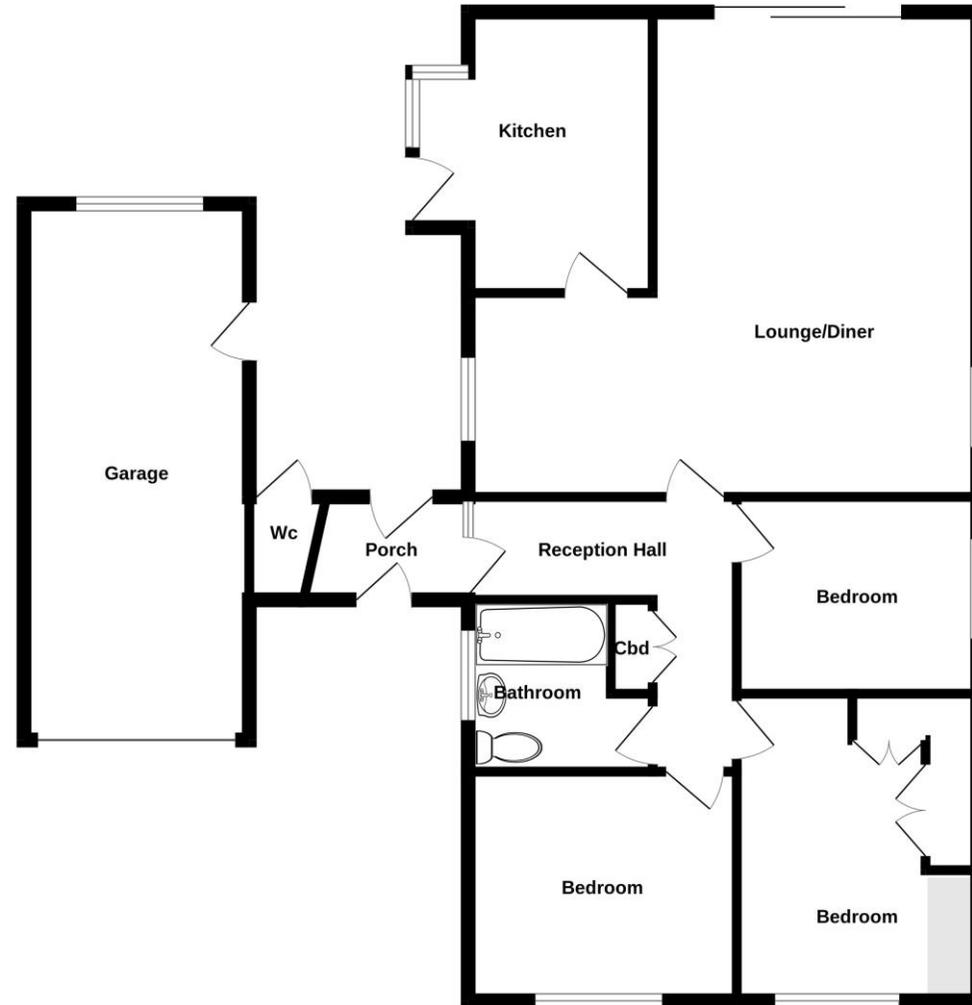




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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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)

## Ground Floor



### Porch

### Reception Hall

### Lounge/Dining Room:

Lounge Area: 19'8" x 12'8" (6m x 3.87m)

Dining Area: 7'10" x 7'6" (2.39m x 2.30m)

Kitchen: 11' x 9'5" (3.35m x 2.88m)

Bedroom 1: 11'11" incl.w x 9'8" (3.65m x 2.95m)

Bedroom 2: 10'5" x 9' (3.17m x 2.74m)

Bedroom 3: 9'7" x 7'8" (2.92m x 2.35m)

Bathroom: 6'6" x 5'5" (1.99m x 1.66m)

Garage: 21'6" x 8'9" (6.57m x 2.69m)

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VALUE. SELL. LET.

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

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