



The
LEE, SHAW
Partnership

10 North View Drive
Brierley Hill



ENJOYS CUL-DE-SAC POSITION

This extended 3 Bedroom Link-Detached property enjoys a cul-de sac position close to Fens Pool Nature Reserve, located off Stourbridge Road and convenient for amenities in nearby Brierley Hill Town and the Merry Hill Shopping Centre.

This improved property benefits from a re-appointed Kitchen & Shower Room, and a side extension has added a Study with Ground Floor WC. The property is further enhanced by a Rear Garden and has off road Driveway parking to the front.

With gas central heating, UPVC double glazing and comprising: Entrance Hall, Lounge, Dining Kitchen with Store, Study, Downstairs WC, Landing, 3 Bedrooms and Shower Room.

OVERALL, A PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE – AVAILABLE WITH NO ONWARD CHAIN.



REFITTED DINING KITCHEN

On the Ground Floor, there is a Canopy Entrance with part double glazed UPVC door to Entrance Hall having stairs to 1st Floor and door to Lounge.

The Lounge has a UPVC double glaze bay window to front, brick fireplace with tiled hearth, wooden mantel and fire, 2 radiators and door to:

Refitted Dining Kitchen having a range of cream gloss wall cupboards, base drawer units, sink with double base cupboard, worktops, tiled splash backs, induction hob with cooker hood over, 2 UPVC double glazed rear windows, Worcester gas central heating boiler, radiator and door to Store (below stairs).

A door gives access to the Study having obscure UPVC double glazed front window, part obscure UPVC double glazed front door, radiator, Lobby with obscure UPVC double glazed door to garden and door to:

The Downstairs WC, has wc, basin and tiled splash back, radiator and obscure UPVC double glazed window.

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window, loft access and doors to 3 Bedrooms and Shower Room.





BEDROOM 1 WITH BUILT IN WARDROBE



Bedroom 1 has 2 UPVC double glazed windows, radiator, built-in double wardrobe and built-in stair head cupboard with radiator.

Bedroom 2 & 3 are at the rear, each with UPVC double glazed window and radiator.

The Shower Room has a white suite with tiled shower cubicle having end screen and sliding screen door with Triton shower, pedestal basin and tiled splash back, WC, obscure UPVC double glazed side window with tiled sill and radiator.

The Rear Garden has a patio, lawn, shed and rear tap.

At the front, there is a sloping lawn and tarmac driveway with additional shed.

Tenure: Freehold. Council Tax Band: C. 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.





The
LEE, SHAW
Partnership

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

Ground Floor

1st Floor

Measurements:

Hall

Lounge: 15'9" into bay x 11'8" (4.82m x 3.55m)

Kitchen Diner: 14'8" x 9'10" (4.49m x 3.01m)

Study: 9'8" x 7'3" (2.96m x 2.22m)

WC

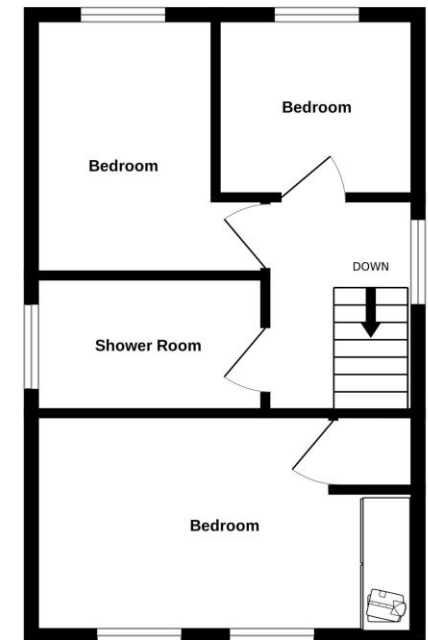
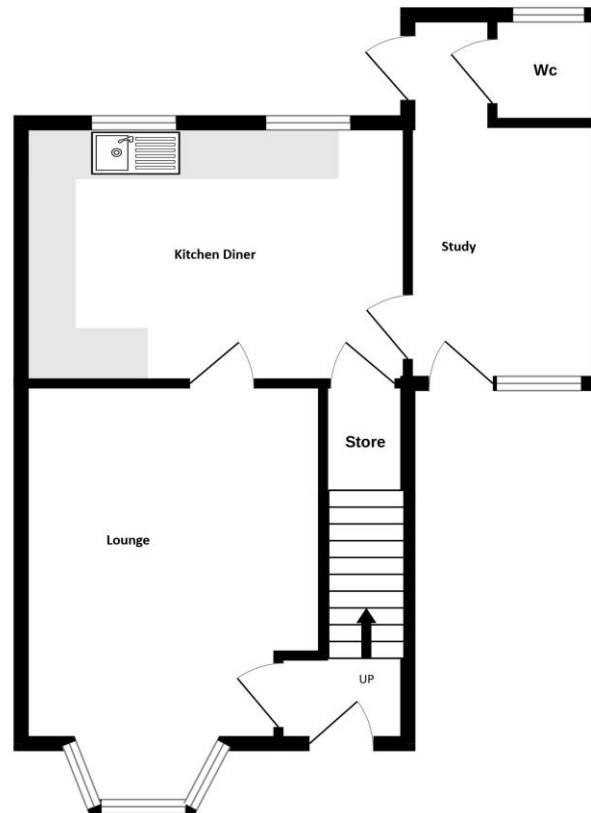
Landing

Bedroom 1: 12'7" x 8'6" (3.83m x 2.61m)

Bedroom 2: 9'10" x 6'11" (3m x 2.12m)

Bedroom 3: 7'7" x 6'11" (2.33m x 2.11m)

Shower Room: 8'6" max x 5'5" (2.59m x 1.67m)



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com
www.leeshaw.com

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 [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, 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.