

The Lee, Shaw Partnership

49 Brook Street

Wall Heath, DY6 0JG







Ideal first time home

AN IDEAL FIRST TIME HOME – WELL WORTH EARLY INSPECTION.

This 2 Bedroom traditional style Semi-detached property is much improved and well presented/appointed and enjoys a great location in Wall Heath, being well placed for amenities and schools and is further enhanced by a south facing Rear Garden and off road Driveway parking to the front.

With gas central heating, UPVC double glazing and comprising: Entrance Lobby, Lounge, separate Dining Room, Kitchen, Ground Floor Bathroom, Landing and 2 Bedrooms (Bedroom 2 currently partitioned).

OVERALL, A PROPERTY IN A SOUGHT AFTER LOCATION WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is an Entrance Lobby with side part obscure double glazed door, doorway opening to Dining Room and doors to:

Store (below stairs).

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

Dining Room with brick recessed fireplace having beam mantel, UPVC double glazed rear doors to Garden, radiator, door and stairs to 1st Floor, picture rail and doorway to:

Kitchen having wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, appliance spaces, cooker hood, 2 side UPVC double glazed windows, radiator, 2 recessed ceiling lights, strip light and doorway to:





Improved, well presented & appointed

Real Lobby with door to Garden, 2 recessed ceiling lights and door to:

Ground Floor Bathroom having a white suite including bath with Mira Shower over and side screen, wc with concealed cistern and combined semi-recessed basin with vanity cupboard below, tiled walls, obscure UPVC double glazed rear window, extractor fan, radiator and mirror cabinet with downlights.

On the 1st Floor, there is a Landing with side UPVC double glazed window and doors to:

Bedroom 1 with UPVC double glazed rear window, radiator, Cupboard (with hanging space and housing the Worcester gas central heating boiler) and Cupboard (over stairs with loft access).

Bedroom 2 currently divided into 2 areas with centre partition, Area 1 (inner) with radiator and partition with glazed top screen and door to Area 2, at the front, with UPVC double glazed window and radiator.

Rear Garden being south facing and having a paved area with gate to side, retaining wall and steps to lawn with further area having bark chippings and 2 rear sheds.

At the front, there is a tarmac Driveway providing off-road parking.

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



















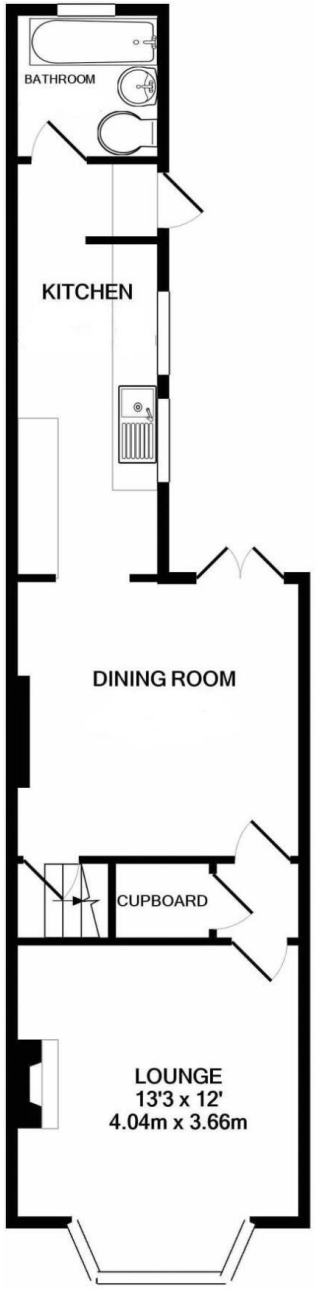
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

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Entrance Lobby with Store
Lounge:
13’3” into bay x 12’1 (4.04m x 3.68m)
Dining Room:
12’ x 11’11” (3.66m x 3.64m)
Kitchen:
13’5” x 5’10” (4.09m x 1.79m)
Rear Lobby
Ground Floor Bathroom:
5’10” x 4’10” (1.79m x 1.48m)
Landing
Bedroom 1:
12’ x 11’7” (3.66m x 3.54m)
Bedroom 2:
12’1” x 11’5” (3.68m x 3.50m) – currently split 12’1” x 5’8” and 12’1 x 5’6” (3.68m x 1.73m & 3.68m x 1.69m)

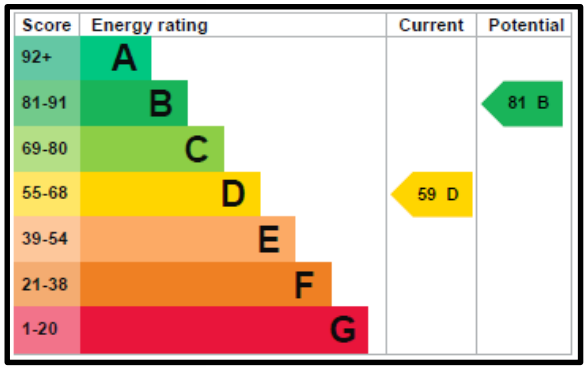
FLOOR PLANS



GROUND FLOOR



1ST FLOOR



BROOK ST, DY6 0JJ
Measurements are approximate. Not to scale. Illustrative purposes only

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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 chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdfcks, 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.