



The
LEE, SHAW
Partnership

63 Cross Street
Wall Heath



NO ONWARD CHAIN!

An excellent opportunity to acquire this well presented 3 bedroom detached Dormer Bungalow, ideally located at this highly sought after area of Wall Heath. Boasting 3 good sized Bedrooms, a spacious Lounge and a South West facing rear Garden, this property is offered with no onward chain and is well worth inspection!

Cross Street is situated in the older part of Wall Heath and is well placed for local shops, amenities, transport links and countryside walks.

With gas central heating, UPVC double glazing and accommodation comprising; Porch, Entrance Hall, 2 Bedrooms, Lounge, Bathroom, Kitchen, Utility, 1st floor Landing, Bedroom 3, separate WC, eaves Storage, rear Garden and Garage.

OVERALL, THIS IS A PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE! AVAILABLE WITH NO ONWARD CHAIN!

On the Ground Floor, there is a Porch Entrance being UPVC double glazed and entrance door.

The Reception Hall has stairs to first floor Landing, radiator, storage cupboard and doors leading off.

Located at the front are 2 Bedrooms. There is a House Bathroom comprising; WC, bath, pedestal sink, door to shower with electric shower head, airing cupboard, tiled walls and radiator.





3 GOOD SIZED BEDROOM

Located at the rear is the spacious Lounge featuring a bow window and fireplace with brick surround.

The Kitchen is also a good size having wall and base cupboard, worktops, inset sink and drainer, extractor hood and space for appliances. There is a door leading into the Utility Room. The Utility Room has fitted units, sink and drainer, space for appliances and a door leading out to the rear Garden.

On the 1st Floor, there is a Landing with eaves Storage and doors to;

Bedroom 3 is a double room benefitting from built in wardrobes. There is a separate WC.





SOUTH WEST FACING REAR GARDEN



Externally, the South West facing rear Garden enjoys a paved patio with lawn beyond. In addition, there is side access, mature shrubs, garden shed and a Garage.

To the front, there is a tarmac driveway providing ample off road parking and lawn.

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band:





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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



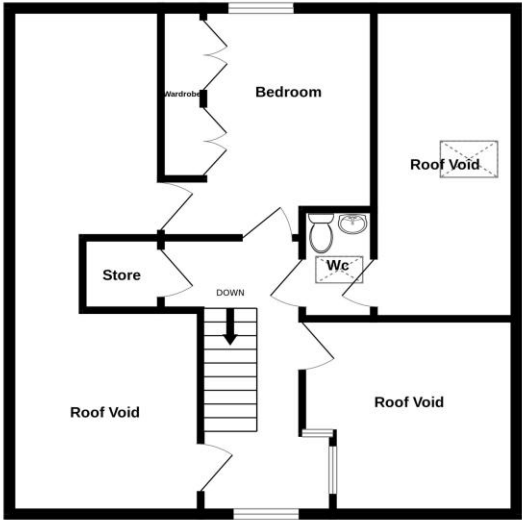
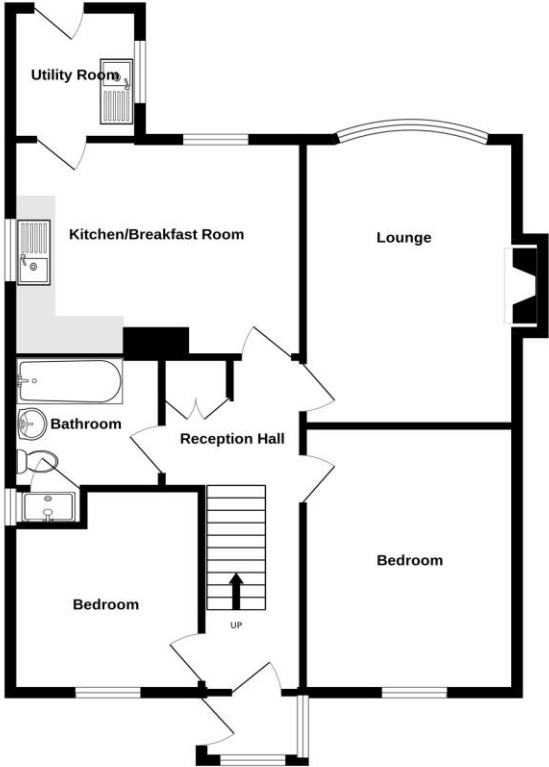
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor

Measurement:

Lounge: 4.5m x 3.3m
 Kitchen: 4.4m x 3.6m
 Utility: 2.1m x 1.9m
 Bedroom 1: 4.2m x 3.3m
 Bedroom 2: 3.0m x 2.8m
 Bathroom 2.9m 2.3m
 Bedroom 3 3.6m x 3.2m



FLOOR PLANS

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.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.