



The
LEE, SHAW
Partnership

96 Giggetty Lane
Wombourne WV5 0AX



Modern terraced house

Ideal first time home or downsize opportunity, the stylish modern 2 Bedroom Terraced property was originally built by Kendrick Homes and offers surprisingly spacious accommodation well worth inspection to fully appreciate.

Giggetty Lane is well placed for amenities with Wombourne, providing a range of shopping amenities and there are local schools, together with a Sainsbury's and Lidl supermarket for convenience.

With gas central heating, UPVC double glazing and comprising: Hall, Guest Cloakroom, Dining Kitchen, Lounge, Landing, 2 Bedrooms and Bathroom. There is off-road driveway parking to the front and rear Garden.

OVERALL, A WELL PRESENTED MODERN HOME WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is an Entrance Hall with composite double glazed front door, radiator, recessed ceiling lights and door to:

Guest Cloakroom having a white suite with WC, basin with tiled splash back and vanity cupboard below, tiled floor, obscure UPVC double glazed front window, recessed ceiling lights and white ladder radiator.

A door from the Hall also gives access to the Dining Kitchen, being L-shaped, having a range of cream gloss style wall and base cupboards, contrasting worktops, one and a half bowl sink and mixer tap, Indesit built-in double oven, Indesit gas hob with cooker hood over, drawer unit, tall cupboards, under cupboards lights, cupboard housing the Ideal gas central heating boiler, integrated Indesit dishwasher, appliance space, tiled floor, recessed ceiling lights, radiator, table space and door to:





No onward chain

Rear Lounge having staircase to 1st Floor, recessed ceiling lights, radiator and UPVC double glazed doors to Garden.

On the 1st Floor, there is a Landing having loft access, radiator and doors leading off.

Bedroom 1 has a UPVC double glazed rear window, radiator and stair head wardrobe.

Bedroom 2 has a UPVC double glazed window and radiator.

The Bathroom has a white suite having a P shaped bath with Triton shower over and side screen and tiled surround, pedestal basin, WC, tiled floor, extractor fan, part tiled walls, shaver point, white ladder radiator and cupboard over stairs.



The Rear Garden has a paved patio, 2 lawn circles, gravel area, planting beds and rear gate.

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

Tenure: Freehold.

Construction: brick with a pitched tiled roof. Services: mains water, electricity, drainage and gas are connected to the property.

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.

Council Tax Band B.





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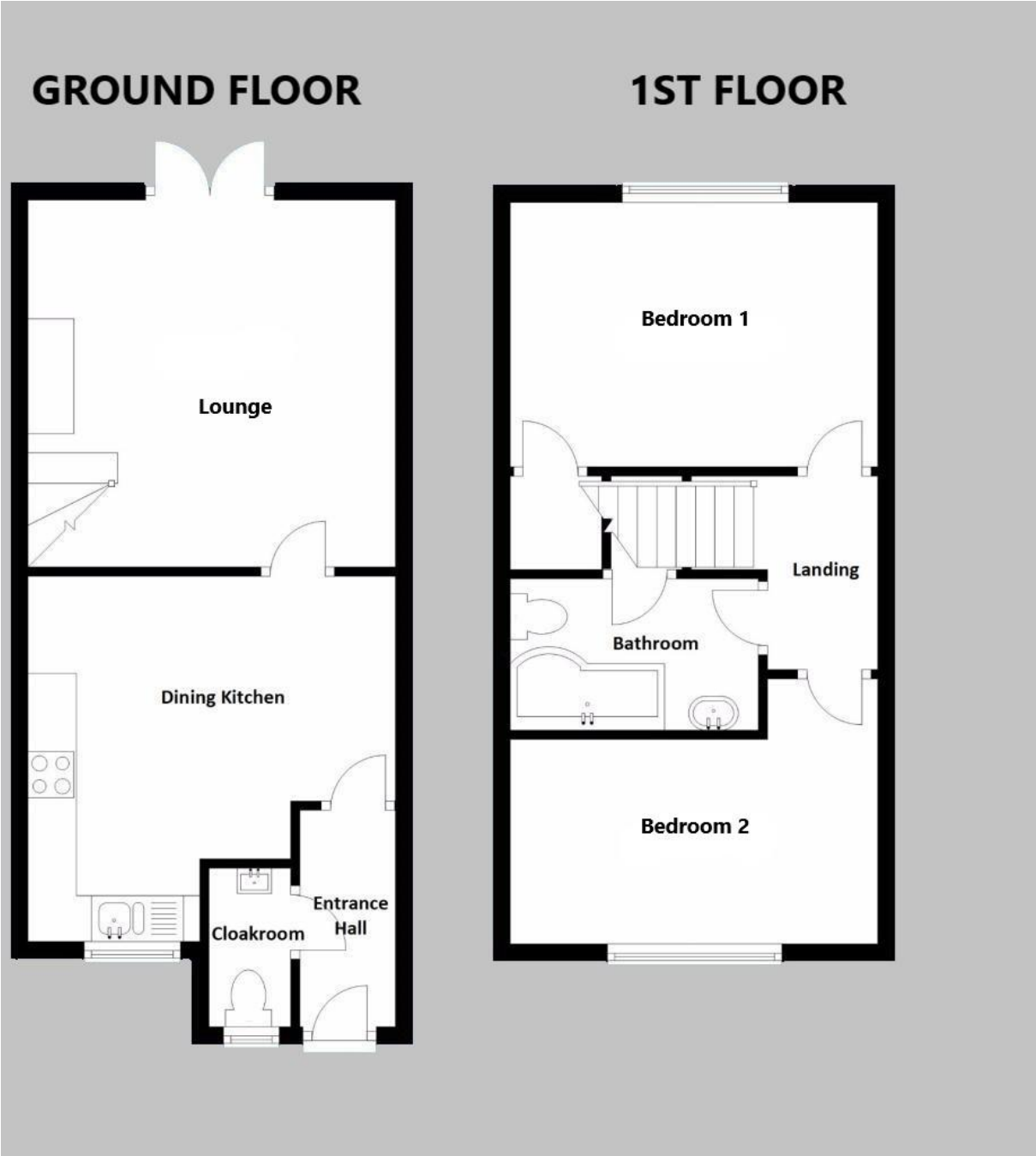
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



Hall
Guest Cloakroom
Dining Kitchen:
13'2" max x 13' max (4.02m x 3.97m)
Lounge:
13'3" x 13'3" (4.05m x 4.05m)
Landing
Bedroom 1:
13'2" x 9'4" (4.01m x 2.85m)
Bedroom 2:
13'3" x 7'3" & 9'6" (4.05m x 2.22m & 2.89m)
Bathroom:
8'10" x 5'6" (2.69m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR
PLANS



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.