



The
LEE, SHAW
Partnership

The Firs, 12 High Street
Wall Heath



PERIOD SEMI-DETACHED

This beautifully presented, double fronted, 3 Bedroom period semi-detached family home dates back to circa 1840 and is full of character and charm. The property seamlessly blends original period features with modern living offering well proportioned accommodation throughout.

The High Street is ideally located within Wall Heath village, offering convenient access to a range of local amenities, catchment area for a number of good primary and secondary schools and benefits from excellent public transport links right on the doorstep.

With gas central heating, sash UPVC double glazed windows with shutters blinds and accommodation comprising; Reception Hall, Lounge, Family Room, Kitchen, Dining Room, Cellar, Landing, Loft Room, 3 Double Bedrooms, Bedroom 1 En-Suite, House Bathroom, Rear Garden and parking.

OVERALL, THIS HIGH QUALITY FAMILY HOME THAT IS READY TO MOVE INTO, OFFERING A PERFECT BLEND OF CHARACTER AND MODERN LIVING. EARLY INTERNAL INSPECTION IS HIGHLY RECOMMENDED!





FAMILY THROUGH ROOM

On the ground floor, the Hallway has quarry tiled flooring, stairs to first floor Landing and door to Cellar and further doors to;

The Lounge is located at the front and features a fireplace with electric fire, old school radiator and wall mounted lights.

The Family Room is a through room and features a fireplace and French doors leading out to the rear Garden.

The Kitchen is fitted with a range of shaker style wall and base cupboards, solid oak worktops, splashback tiles, extractor fan, inset 'Belfast' sink and drainer, built in dishwasher, space for additional appliances and feature island. Furthermore, the kitchen wraps around to a dedicated Utility Space which houses the boiler and has a WC off. There is an opening leading into the Dining Room, this features 'Velux' windows, spotlights and French doors leading out to rear Garden.

On the 1st floor the Landing has stairs leading to the Loft Room, an additional loft access, old school style radiator and doors to;





BEDROOM 1 WITH EN-SUITE

There are 3 double Bedrooms, of which Bedroom 1 benefits from dual aspect and an En-Suite Shower Room. The En-Suite Shower Room is fitted with a white suite comprising; WC, pedestal sink, shower and tiled walls and flooring.

The House Bathroom comprises; high level WC, pedestal sink, corner shower with electric shower head, freestanding roll top bath, tiled walls, old school style radiator and spotlights.

The Loft Room has two Velux windows and is currently being used as a Home Office.

Externally, the South East facing rear garden features a paved patio area with a pergola over, along with a well maintained lawn, an outside water tap and garden shed. A paved pathway wraps around to the side of the property, leading to ample off road parking. The parking area is accessed via a private driveway and benefits from gated entry.

To the front, there is a low level brick wall with mature hedging and a gated pathway leading directly to the front door.



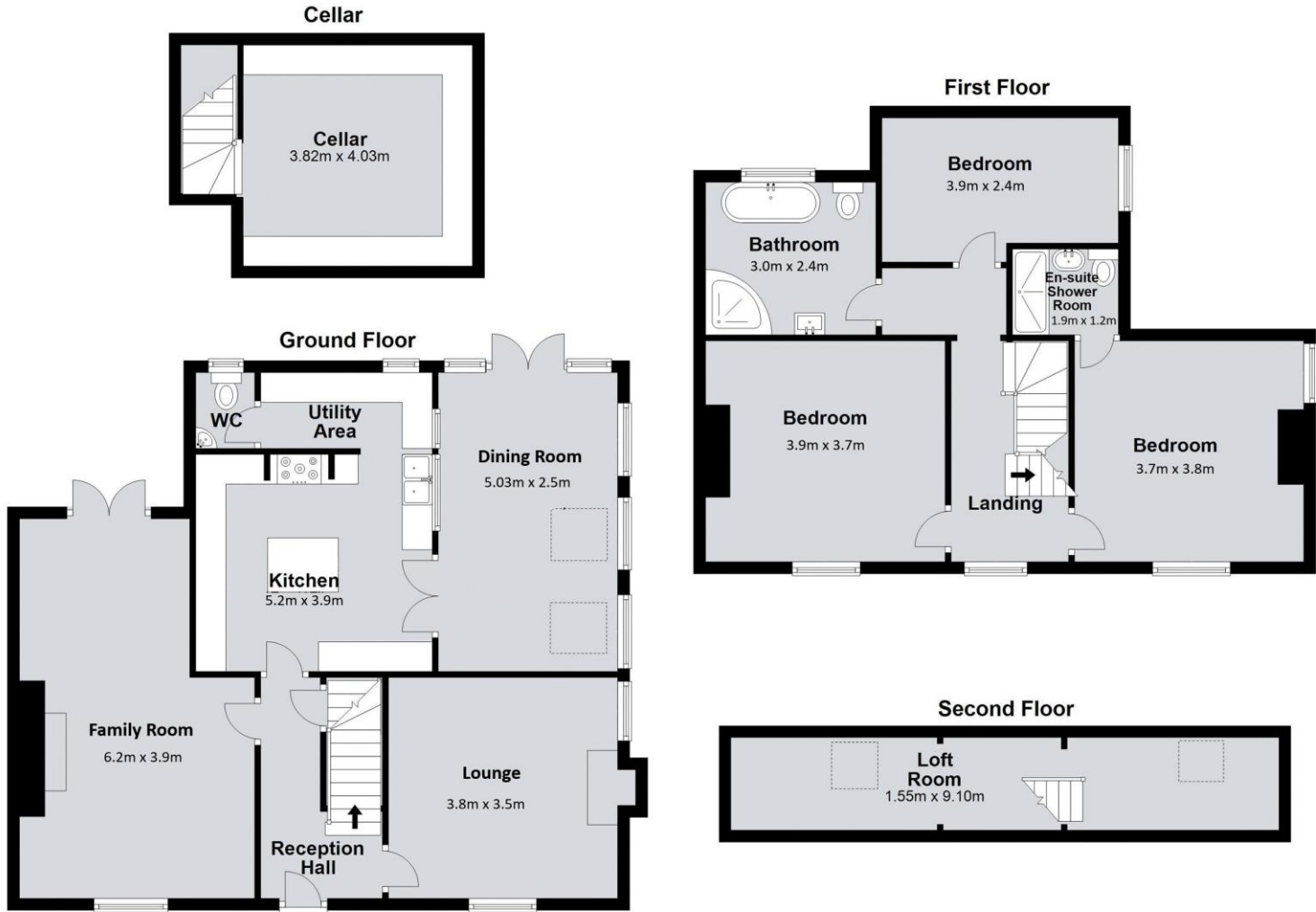


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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



FLOOR PLANS

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: C

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VALUE. SELL. LET.

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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.