



The
LEE, SHAW
Partnership

21 Clover Lane
Wall Heath, Kingswinford DY6 0DT

Family Home in great location

This substantially improved and re-appointed David Payne – Buxton 4 Bedroom Detached Family Home benefits from the addition of a large Rear Garden Room and is well presented throughout, making it ideal for those looking for a turn the key ready Home, warranting internal inspection to fully appreciate.

Clover Lane is a sought after cul-de-sac location at the Heathbrook Farm development leading off Swindon Road, located on the rural fringe of Wall Heath and is well placed for amenities and important local schools.

With gas central heating, UPVC double glazing and comprising: Porch Entrance, Reception Hall, refitted Guest Cloakroom, Lounge with fireplace, combined Sitting Room/Breakfast Kitchen, Garden Room, Landing, 4 bedrooms (Bedroom 1 with refitted En-Suite) and refitted Bathroom. The property is further enhanced by a split level Rear Garden, landscaped fore Garden, Driveway and Garage & Garage/Utility.

OVERALL, THIS IS A GREAT FAMILY HOME, IN A PRIME LOCATION. VIEWING IS HIGHLY RECOMMENDED.

Porch Entrance being UPVC double glazed with top opening window, UPVC double glazed door, tiled floor, leaded single glazed timber door and side screens to:

Reception Hall having LVT floor, stairs to 1st Floor with glass and chrome balustrade, radiator with cover and doors to:

Refitted Guest Cloakroom having a white suite with pedestal basin, WC, part tiled walls, LVT floor and extractor fan.



Well placed for amenities & schools

Lounge with UPVC double glazed front window with shutters, radiator with cover, feature mantel fireplace with hearth and inset fire and UPVC double glazed rear doors/side screens to Garden Room.

Breakfast Kitchen/Sitting room having Sitting Area to front with UPVC double glazed window with shutters, graphite radiator, sliding glazed door to Hall and opens to the refitted Breakfast Kitchen having aall and base cupboards in two tone grey, worktops and island breakfast bar, 2 Bosch built-in ovens, Bosch 5 burner gas hob with cooker hood over, Indesit integrated dishwasher, low-level plinth heater, sink with mixer tap, under cupboard lights, recessed ceiling lights, LVT floor, UPVC double glazed window to Garden Room and opening to side recess with base cupboard, housing for American style fridge freezer with cupboard over, LVT floor and UPVC double glazed doors to:

Rear Garden Room with 2 UPVC double glazed sloping roof lights, tiled floor, UPVC double glazed rear windows with shutters and top openers, centre UPVC double glazed doors/side screen to Garden, vertical radiator and Gree air-conditioning unit/heater.

On the 1st Floor, there is a Landing with glass and chrome balustrade, loft access, recessed ceiling lights, Store (with shelving) and doors to:

Bedroom 1 having a range of built-in wardrobes, UPVC double glazed window with shutters, radiator, 2 recessed lights over bed area and door to:

Refitted En-suite being L-shaped with quadrant shower enclosure having curved screen doors and Mira Shower, WC, basin and vanity drawers below, tiled walls, tiled floor, recessed ceiling lights, chrome ladder radiator, obscure UPVC double glazed window with shutters and shaver point.







**WE DON'T SELL HOUSES,
WE SELL HOMES.**

Viewing is highly recommended

Bedroom 2: with radiator and UPVC double glazed window with shutters.

Bedroom 3: with radiator and UPVC double glazed window with shutters.

Bedroom 4: with radiator and UPVC double glazed window with shutters.

Refitted Bathroom having a white suite with P shaped bath having shower and side screen, WC, pedestal basin, tiled walls, obscure UPVC double glaze rear window with shutters, shaver point, recessed ceiling lights and chrome ladder radiator.

There is a Garage to the front having electric shutter door and with rear pedestrian door to rear Garage/Utility having worktop, sink with mixer tap, base cupboards and drawers, wall cupboard, Baxi gas central heating boiler and part double glazed rear UPVC door to Garden.

Rear Garden having a block paved patio, side path and gate to front, lawn with borders retaining wall and steps to raised rear area with archway to lawn, rear border and gravel patio to corner.

At the front, there is a good size concrete imprinted Driveway which elevates to the Garage, slate infill with planting, palm trees and bollard lighting.

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











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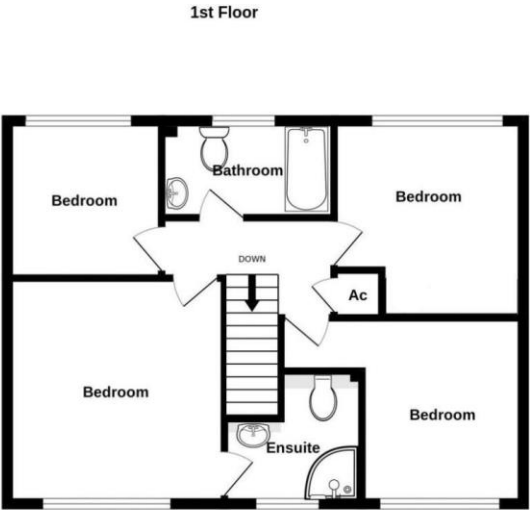
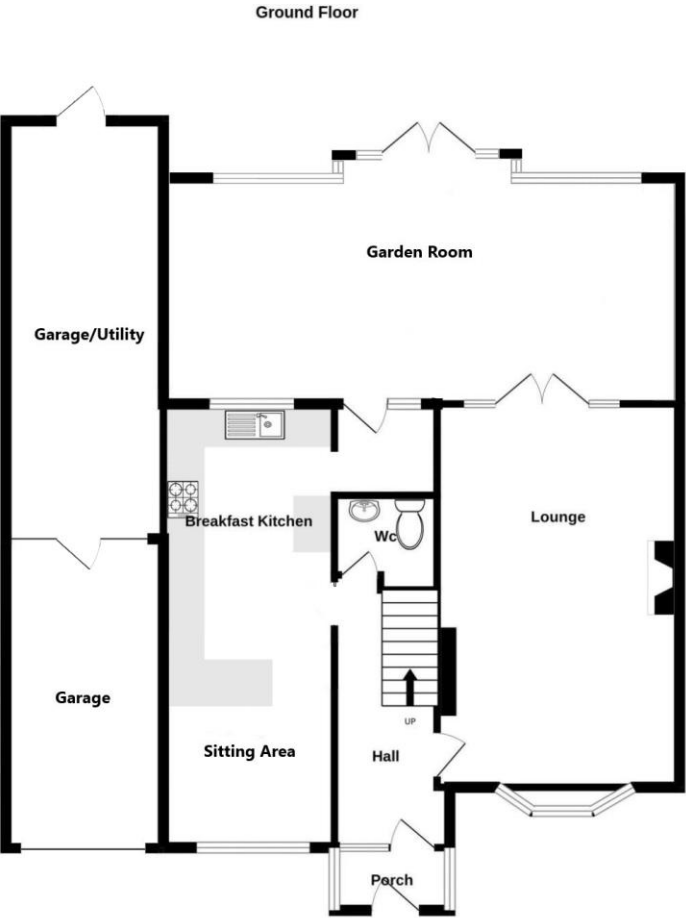
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

- Porch
- Hall
- Guest Cloakroom:
- Lounge:
20'9" max x 12'9" (6.32m x 3.91m)
- Breakfast Kitchen/Sitting:
23'6" x 8'10" (7.16m x 2.71m)
& Recess: 5'6" x 5'4" (1.67m max x 1.63m)
- Garden Room:
27'10" x 12' max (8.48m x 3.66m)
- Landing
- Bedroom 1:
11'11" x 11'4" (3.63m x 3.46m)
- En-Suite:
7'5" x 6'10" (2.27m x 2.08m)
- Bedroom 2:
10'2" x 10'1" (3.11m x 3.09m)
- Bedroom 3:
9'9" x 8'9" (2.99m x 2.67m)
- Bedroom 4:
8'2" x 7'11" (2.49m x 2.43m)
- Bathroom:
9'2" x 5' (2.81m x 1.54m)
- Garage:
16'3" x 7'10" (4.96m x 2.39m)
- Garage/Utility:
21'6" x 8'3" (6.55m x 2.51m)

FLOOR
PLANS



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 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.