



The
LEE, SHAW
Partnership

8 Court Crescent
Kingswinford, DY6 9RL



Extended Family Semi

This 3 Bedroom Semi-detached Family Home has been extended to the rear, enlarging the Kitchen and the rear Sitting Room and offers generous size Bedrooms, making this a property well worth inspection to fully appreciate its overall size and layout.

Court Crescent leads off Ridge Road, in turn leading from Cot Lane at this prime, much sought after address and is well placed for amenities and important local schools.

With gas central heating and comprising: Reception Hall, Front Lounge, Extended Sitting Room, Extended Breakfast Kitchen, Landing, 3 Bedrooms (2 with wardrobes) & Bathroom. There is also a Detached Garage with gated Driveway within the good length Rear Garden, with shared side Driveway. There is also a front Garden.

OVERALL, A GOOD SIZE FAMILY HOME AT THIS SOUGHT AFTRE LOCATION. VIEWING IS HIGHLY RECOMMENDED.

Ground Floor Details

On the Ground Floor, there is a Reception Hall having part obscure UPVC double glazed door, stairs to 1st Floor, radiator and doors leading off.

There is a Guest Cloakroom (below stairs) with WC, basin and obscure UPVC double glazed side window.

The Lounge, to the front, has a UPVC double glazed bay window, radiator and recessed fireplace with slate hearth and log burner.

There is an extended Sitting Room, to the rear, having mantel fireplace with hearth and inset fire, 2 radiators and UPVC double glazed patio door to Garden.

The Breakfast Kitchen has a range of medium oak style wall and base cupboards, worktops tiled splash backs, sink and mixer tap, Bosch built-in oven, Zanussi gas hob with integrated cooker hood over, UPVC double glazed side window, UPVC double glazed rear window, part double glazed UPVC door to Garden, radiator, 2 strip lights, 2 appliance spaces and wine rack.



First Floor & Outside



On the 1st Floor, there is a Landing with side UPVC double glazed window, loft access (with ladder), Cupboard (with Ideal gas central heating boiler) and doors to 3 Bedrooms and Bathroom.

Bedroom 1 is a double size room, to the front, having UPVC double glazed bay window, built-in wardrobes with 3 sliding doors and radiator.

Bedroom 2 is another double size room with rear UPVC double glazed window, range of wardrobes to one wall with 4 sliding doors and radiator.

Bedroom 3 is also a good size room with rear UPVC double glazed window and radiator.

The L shaped Bathroom has a modern white suite, including bath, basin, WC, tiled floor, part tiled walls, obscure UPVC double glazed front window and chrome ladder radiator.



There is a Detached Garage (within the Rear Garden) having 2 single glazed side windows, rear single glazed window, 2 strip lights and power point.

The Rear Garden is east facing having a split level paved patio, good length lawn with side border, concrete and gravel driveway with gates leading to the Garage, rear border and rear taps.



There is a shared side tarmac Driveway and at the front there is a low wall, lawn and borders.

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

FLOOR PLANS

Reception Hall

Guest Cloakroom

Lounge:
12'10" x 12'9" into bay (3.91m x 3.89m)

Extended Sitting Room:
19'5" x 10'9" max (5.93m x 3.28m)

Extended Breakfast Kitchen:
15'8" x 8'9" (4.78m x 2.68m)

Landing

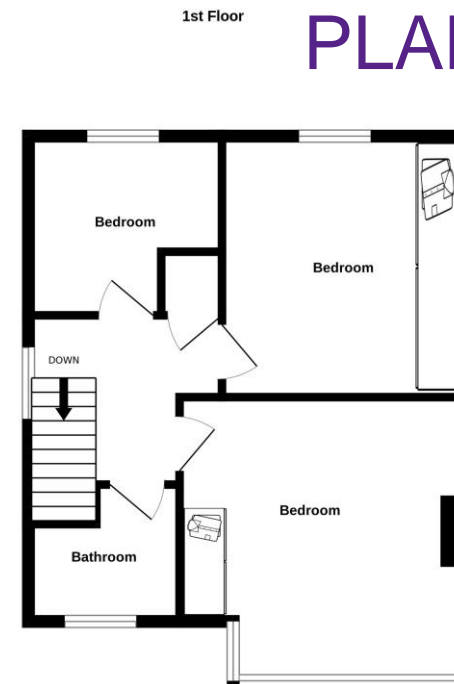
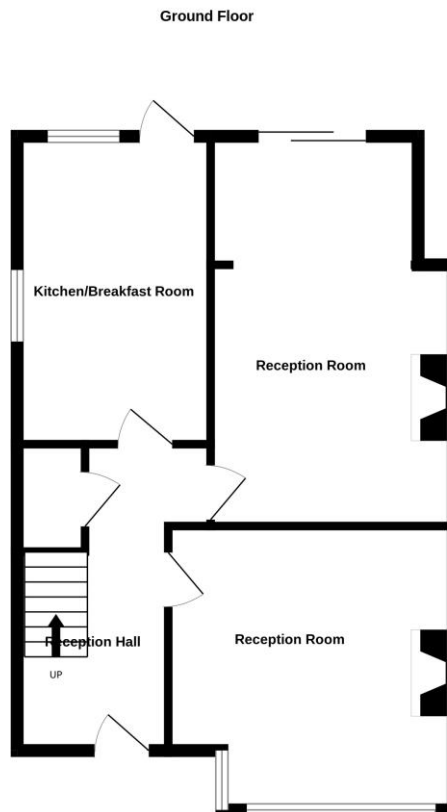
Bedroom 1:
13'6" into bay x 12'9" incl. w (4.11m x 3.88m)

Bedroom 2:
11'10" x 10'9" (3.62m x 3.28m)

Bedroom 3:
8'10" x 8'8" (2.69m x 2.65m)

Bathroom:
6'10" max x 6'9" (2.10m x 2.06m)

Garage:
17'5" x 9'6" (5.32m x 2.91m)



Measurements are approximate. Not to scale. Illustrative purposes only.
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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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