



The
LEE, SHAW
Partnership

57 Wallows Wood
Lower Gornal

IMMACULATELY PRESENTED SEMI-DETACHED HOUSE

An immaculately presented 3 bedroom semi-detached family home, beautifully designed and finished to a high standard throughout. Ideally positioned within a sought after cul-de-sac, this impressive property offers modern living in a desirable location and is well worth an internal inspection to fully appreciate all it has to offer.

Wallows Wood forms part of the popular The Straits development and is ideally situated for a range of amenities in Gornal Village, Sedgley and Kingswinford. The property also benefits from excellent public transport links and is conveniently located for local schools, making it an ideal choice for families.

With gas central heating, UPVC double glazing and comprising; Porch, Reception Hall, Lounge, open plan Kitchen/Diner, Utility Room, Store, 1st floor Landing, 3 Bedrooms, House Bathroom and rear Garden.

OVERALL, A WELL PRESENTED FAMILY HOME FINISHED TO A HIGH STANDARD. INTERNAL INSPECTION IS ADVISED TO APPRECIATE SPECIFICATION ON OFFER.

On the Ground Floor, the UPVC porch leads through to the front door, which opens into the Entrance Hall, with stairs to first floor landing and doors to;





STYLISH OPEN PLAN KITCHEN/DINER

The Lounge is located at the front and features an attractive bay window and fireplace with surround.

The impressive open plan Kitchen/Diner is fitted with a range of wall and base units, complementary worktops and splashback tiling. The Kitchen features a gas hob with extractor fan above, built in oven and dishwasher, along with space for a fridge freezer. A central Kitchen island provides additional storage, worktop space, an inset sink and drainer and a breakfast bar. Furthermore, there is a Dining Area, French doors opening onto the rear Garden, spotlights, a useful understairs storage cupboard and a door leads through to the separate Utility Room.

The Utility Room has worktops with space for appliances below, houses the Worcester Bosch boiler, and doors leading into the Store and Garden. The Store has useful built in cupboards and UPVC window and door to front.

To the first floor, the Landing has loft access, bannister with glass balustrade, recess lighting and doors to;





BEDROOMS WITH FITTED WARDROBES

There are 3 good sized Bedrooms, of which Bedrooms 1 and 2 are both double rooms and benefit from fitted wardrobes and drawers, Bedroom 1 also features a bay window to the front.



The contemporary House Bathroom is fitted with; wc, pedestal sink, P shaped bath with waterfall shower head over, wall mounted cupboard, tiled walls and radiator.



Externally, the rear Garden enjoys a private aspect, lawn and patio area beyond. In addition, there are borders with mature shrubs and planting and an outside water tap.



To the front there is a tarmac driveway providing off road parking and mature shrubs and planting.



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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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



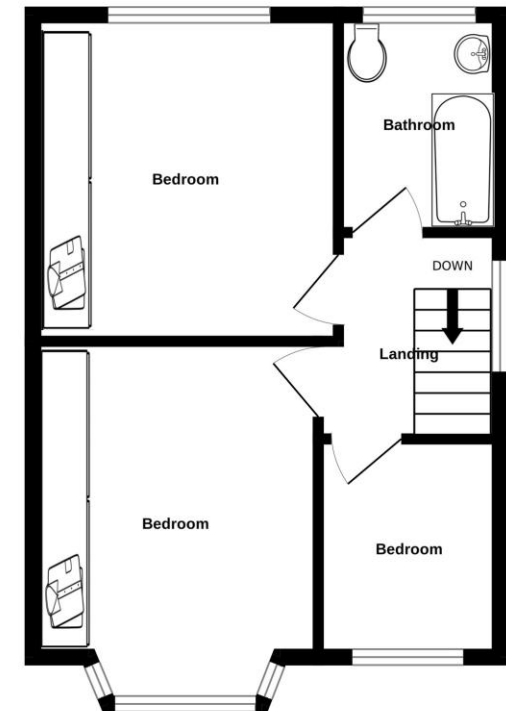
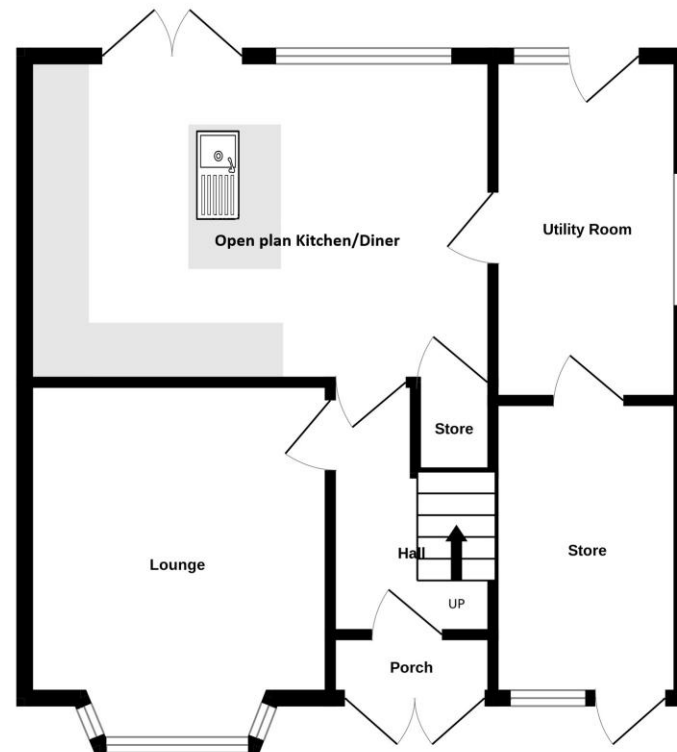
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor

Measurements:

Lounge: 3.9m x 3.3m
 Kitchen/Diner: 5.1m x 3.3m
 Utility: 3.5m x 1.8m
 Store: 3.1m x 1.8m
 Bedroom 1: 4.0m x 3.0m
 Bedroom 2: 3.4m x 3.3m
 Bedroom 3: 2.3m x 1.8m
 Bathroom: 2.2m x 1.6m



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.