



The  
**LEE, SHAW**  
Partnership

129 Tunstall Road  
Kingswinford DY6 8SU



# Improved & extended Family Semi

This much improved, extended and well presented, 3 Bedroom Semi-detached Family Home enjoys a great cul-de-sac location at the ever popular Crestwood Park development and is well worth internal inspection to fully appreciate.

The property is conveniently located off Bromley Lane and is well placed for local shops, including Tesco Express, Crestwood Park Primary together with Bromley Hills & Crestwood Schools making it ideal for Families and with further amenities within Kingswinford

With gas central heating, UPVC double glazing and comprising: Hall with Store off, Guest Cloakroom, generous size Lounge, open – plan Kitchen with combine Dining Area extension, Landing, 3 Bedrooms and Bathroom. The original Garage has been converted to provide flexible use as a Home Office/Leisure Room. The property is further enhanced by a large Driveway providing excellent off road parking and there is a delightful mature Rear Garden.

OVERALL, A STYLISH FAMILY HOME IN A CONVENIENT AND POPULAR LOCATION, VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a side Entrance Hall with tiled floor, composite double glazed door and side screen, stairs to 1st Floor with feature balustrade and recessed area below with radiator, wide opening to kitchen, door to Store, door to Lounge and door to:

Guest Cloakroom having an ivory coloured suite with WC, basin and tiled splash back, obscure UPVC double glazed side window, tiled floor and radiator.

There is a transverse Lounge, to the front, with wide UPVC double glazed bay window with deep sill, laminate floor, radiator and mantel fireplace with electric fire.





# Viewing is highly recommended

There is an open-plan refitted Dining/Kitchen having a range of grey glass wall and base cupboards, worktops, sink and mixer tap, drawer unit, Bosch built-in double oven and integrated microwave, Bosch induction hob with cooker hood over, Whirlpool integrated dishwasher, 2 appliance spaces, centre island worktop with cupboards and drawers below, further wall and base cupboards with integrated fridge and freezer, radiator, tiled floor, 2 rear UPVC double glazed windows and centre UPVC double glazed door to Garden, extension to Dining Area with archway, tiled floor and rear UPVC double glazed doors to Garden.

On the 1st Floor, there is a Landing having feature balustrade to stairs and doors to:

Bedroom 1 is a large double room with 2 UPVC double glazed front windows and radiator.

Bedroom 2, at the rear, has a UPVC double glazed window, radiator and built-in wardrobe.

Bedroom 3 has a UPVC double glazed window, radiator and built-in wardrobe.

There is a modern Bathroom with white suite having a bath with Triton shower over and folding shower screen, pedestal basin, WC, chrome ladder radiator, obscure UPVC double glazed side window, tiled walls and door to Airing Cupboard (with Ideal gas central heating boiler).

The Garage has been converted, offering flexible use, having a UPVC double glazed front window and part double glazed UPVC door to front, plastered walls, obscure UPVC double glazed side window and UPVC double glazed side doors and laminate floor. This is useful as a Hobbies Room, Home Office or Leisure Room.

The good size Rear Garden provides a pleasant backdrop to the property and has a small decked area with artificial lawn, low fencing and gate to sloping lawn with borders and rear decked area and shed.

At the front, there is a blocked Driveway, which extends past the side of the property providing off-road parking.







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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](http://www.leeshaw.com/downloads/referral-fees.pdf)

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



**Hall**

**Guest Cloakroom**

**Lounge:**  
15'8" x 11'8" (4.79m x 3.57m)

**Dining Kitchen:**  
15'9 x 12'7" and Extended Area: 7'10" x 7'2" max (4.80m x 3.84m & 2.41m x 2.19m)

**Landing**

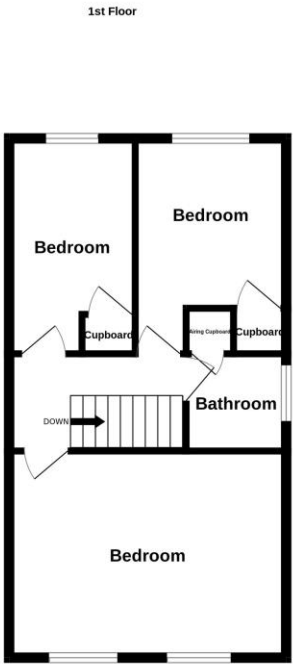
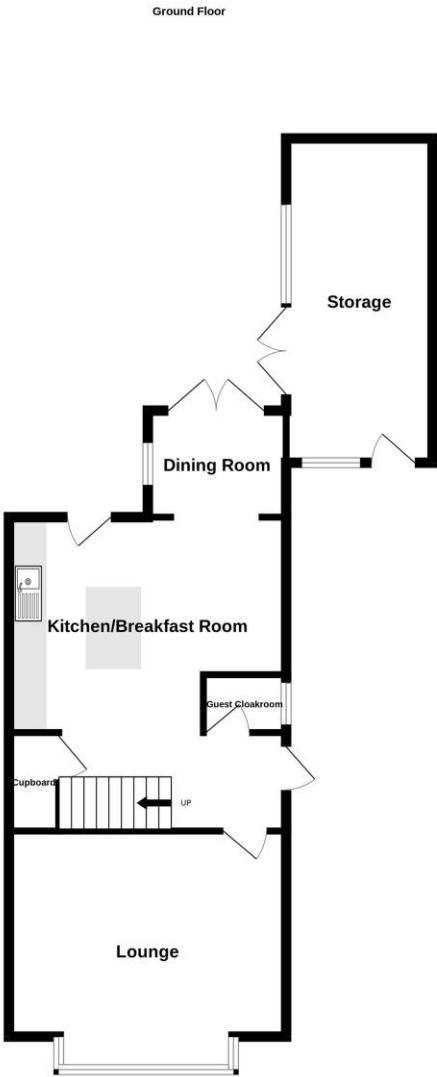
**Bedroom 1:**  
15'9" x 12' 4.80m x 3.67m)

**Bedroom 2:**  
9'3" + ward x 8'7" (2.82m x 2.61m)

**Bedroom 3:**  
9'3" + ward x 7' (2.82m x 2.15m)

**Bathroom:** 6'5" x 5'7" (1.95m x 1.70m)

**Garage Conversion:** 18'4" max x 8'2" (5.61m x 2.51m)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# FLOOR PLANS

# The **LEE, SHAW** Partnership

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**Selling Agents: 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.