



The
LEE, SHAW
Partnership

16 Camberley Road
Kingswinford DY6 8QP

Extended home in cul-de-sac

This 2 Bedroom Semi-detached would make an ideal first time home or downsize opportunity, having been extended to the rear and is well worth internal inspection to fully appreciate its size and layout.

Camberley Road is a cul-de-sac location leading off Madeley Road at the popular High Acres development, with local shops in Madeley Road and Bromley Lane including a Tesco Express, close to Dingle Community Primary School and Bromley Hills & Crestwood Schools on Bromley Lane, with further amenities in Kingswinford making it convenient.

With gas central heating and comprising: Hall, Lounge, Dining Room, Breakfast Kitchen, Landing, 2 Bedrooms, Bathroom & Garage.

OVERALL, A CONVENIENTLY PLACED, EXTENDED PROPERTY. VIEWING IS HIGHLY RECOMMENDED

On the Ground Floor, there is an Entrance Hall with part obscure UPVC double glazed door and side screen, laminate floor, and part glazed door to:

Lounge with brick fireplace having gas fire, UPVC double glazed front window, laminate floor, radiator and part glazed door to:

Dining Room with tiled floor, stairs to 1st Floor, UPVC double glazed rear window, radiator, Store (below stairs with gas meter) and wide opening to:

Breakfast Kitchen extension having a range of grey gloss wall and base cupboards, appliance space, sink and mixer tap, tiled floor, UPVC double glazed rear window, 2 radiators, side UPVC double glazed doors to Garden and door to:



Low maintenance Rear Garden

Garage having electric shutter door, Worcester gas central heating boiler and power point.

On the 1st Floor, there is a Landing having a loft access and doors to:

Bedroom 1, at the front, being a generous size double with UPVC double glazed window, radiator and cupboard (over the stairs).

Bedroom 2 with laminate floor, UPVC double glazed window, built-in cupboard and radiator.

Bathroom having a white suite with spa bath having shower over and side screen, WC with concealed cistern, basin with vanity cupboards below, tiled walls, chrome ladder radiator, recessed ceiling lights and obscure UPVC double glazed window.

There is a low maintenance Rear Garden having a large patio, rear retaining wall with slate border having tree and there is a rear tap.

At the front, there is a lawn and Driveway.

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. Council Tax Band B with improvement indicator.

Mining: There are 2 mine entries on and within the Boundary of the property. We have an interpretive mine entry report available which shows both were capped by E Fletcher Builders (Midlands) Limited in 1970.





The
LEE, SHAW
Partnership

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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hall

Lounge: 14'2" x 10'6" (4.33m x 3.22m)

Dining Room:

14'2" x 12'8" incl stairs (4.33m x 3.88m)

Breakfast Kitchen:

16'11" into doors x 11'7" (5.17m x 3.44m)

Garage:

19'9" x 7'5" (6.03m x 2.27m)

Landing

Bedroom 1:

14'3" x 10'9" (4.34m x 3.30m)

Bedroom 2:

9'10" x 8'2" (3m x 2.49m)

Bathroom:

6'9" x 5'10" (2.07m x 1.78m)

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.