



The
LEE, SHAW
Partnership

31 Blaze Hill Road
Wall Heath, Kingswinford DY6 0LA



Ideal first time home

GREAT OPPORTUNITY FOR A FIRST TIME HOME

This 2 Bedroom Semi-detached is set back beyond an open green area with trees in an elevated position and enjoys a south west facing Rear Garden with leafy backdrop.

The property offers potential to update/improve to personalise and make your own and is available with no onward chain.

With gas central heating, double glazing and comprising: Entrance Hall, combined Dining Room & Lounge, Kitchen, Utility, Landing, 2 Double Bedrooms and Bathroom.

OVERALL, A SENSIBLY PRICED PROPERTY, WELL PLACED FOR WALL HEATH AND AMENITIES, WITH SCOPE FOR IMPROVEMENT. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is an Entrance Hall with part double glazed UPVC front door, stairs to 1st Floor, UPVC double glazed side window, Cupboard (with electric and gas meter), radiator and doors to:

Dining Room with double glazed window, radiator, timber fireplace surround with electric fire and wide opening to:

Lounge having a brick fireplace with hearth, inset fire and side display shelf, radiator and rear double glazed patio door to Garden.

Kitchen having a range of light oak style wall and base cupboards, worktops, sink with hot and cold tap, tiled walls, radiator, double glazed rear window, Pantry (below stairs) and door to:

Utility with obscure UPVC double glazed front fixed window, part double glazed UPVC door to front and UPVC door to rear Garden.



No onward chain

On the 1st Floor, there is a Landing with double glazed side window, loft access and doors to:

Bedroom 1 with built-in cupboard having top cupboard, 2 UPVC double glazed front windows, radiator and Cupboard (with Worcester gas central heating boiler).

Bedroom 2 with UPVC double glazed window and radiator.

Bathroom having a grey suite including bath with shower over, pedestal basin, WC, obscure double glazed rear window, tiled walls and radiator.

Rear Garden with south west facing aspect and having a paved patio, lawn with pathway, borders and greenhouse.

At the front, there is a split level Garden with low wall, small lawn, borders, further stone wall to raised border, steps and pathway to front entrance.

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 A with improvement indicator.





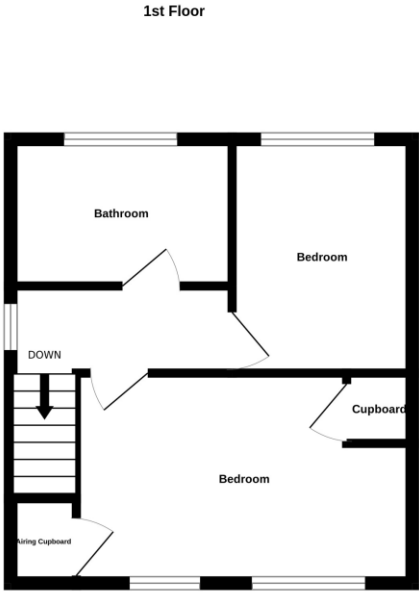
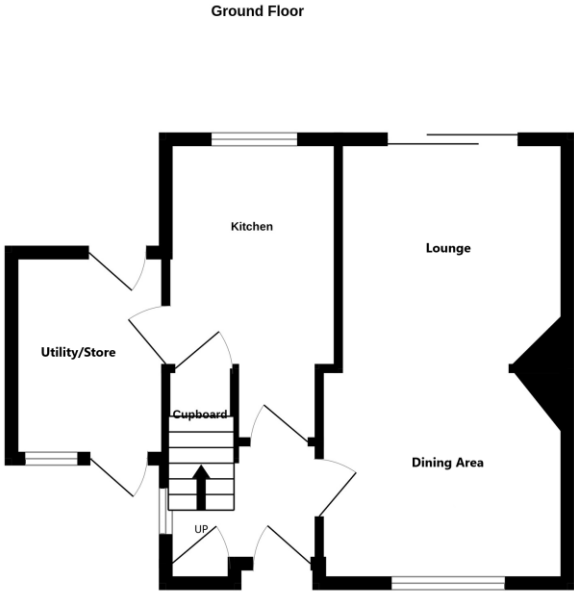
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hall
Dining Room:
10'7" x 9'1" (3.23m x 2.79m)
Lounge:
9'8" x 9'8" (2.95m x 2.95m)
Kitchen:
9'7" + door recess x 6'4" (2.93m x 1.94m)
Utility:
7'1" x 6'5" (2.16m x 1.98m)
Landing
Bedroom 1:
13'8" x 9'2" (4.17m x 2.80m)
Bedroom 2:
10'9" x 9'10" (3.28m x 3m)
Bathroom:
'9" x 5'5" (1.77m x 1.67m)



FLOOR
PLANS

Measurements are approximate. Not to scale. Illustrative purposes only
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The **LEE, SHAW** Partnership

VALUE. SELL. LET.

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.