



The  
**LEE, SHAW**  
Partnership

482 Blenheim Road  
Kingswinford



## GREAT FIRST TIME HOME

This improved, 2 Bedroom, dormer style Semi-detached property would make a great first time home, being well presented and includes both a refitted Ground Floor Bathroom and newly fitted 1st Floor Jack & Jill En-suite Shower Room, accessed from both Bedrooms. The property further benefits from Driveway parking and large sectional Garage.

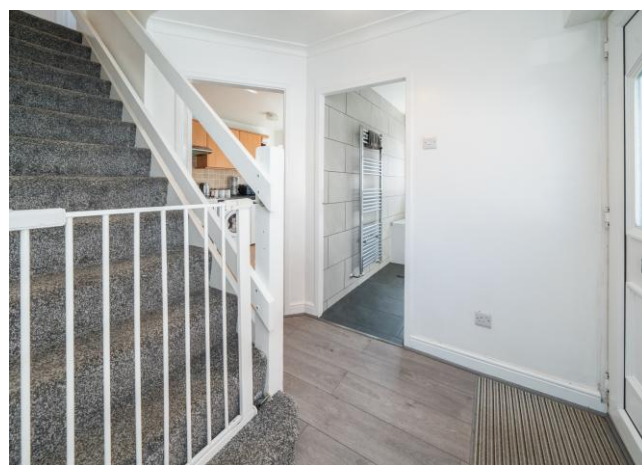
The property enjoys a popular location on the Crestwood Park development and is well placed for amenities on Bromley Lane with both Crestwood & Bromley Hills School close by, together with a Tesco Express and further amenities available in Kingswinford, making it convenient.

With gas central heating and comprising; Side Entrance Hall, full width front Lounge, Kitchen, Refitted Ground Floor Bathroom, Landing and 2 Bedrooms both with access to the newly fitted En-Suite Shower Room. The Rear Garden is low maintenance.

OVERALL, THIS IS A PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE.

On the ground floor, there is a Side Entrance Hall with laminate floor, stairs to 1st Floor, part obscure UPVC double glazed door and side screen and doors leading off.

There is a refitted Ground Floor Bathroom having a white suite including bath with Triton shower over and side screen, WC with concealed cistern and combined basin with vanity cupboard below, tiled floor, chrome ladder radiator, obscure, UPVC double glazed rear window, tiled walls, recessed ceiling lights and X-pelair.





# JACK AND JILL EN-SUITE

The full width Lounge is a generous size, to the front, having UPVC double glazed bow window, laminate floor, mantel fireplace with hearth and fire, radiator and coving.

The Kitchen has a range of beech style wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, appliance spaces one with cooker hood over, UPVC double glazed rear window, laminate floor, radiator, built in Cupboard, part obscure UPVC double glazed door to Garden.

On 1st Floor, there is a Landing with doors leading off to 2 Bedrooms.

Bedroom 1 is a full width generous size double room, to the front, with UPVC double glazed window, radiator, 2 double built-in wardrobes and door to: Jack and Jill En-suite to include a white suite with tiled shower cubicle having screen door and waterfall shower, WC with concealed cistern and combined basin with vanity cupboard below, radiator, tiled floor, tiled walls, obscure UPVC double glazed side window, Cupboard (housing the Ideal gas central heating boiler) and door to Bedroom 2.

Bedroom 2, at the rear, has a UPVC double glazed window and radiator.

The Rear Garden has a concrete patio area with step to an area with artificial turf. There is a gate to the Driveway and there is a Concrete Sectional Garage having up and over door and single glazed side window.





## POPULAR LOCATION ON CRESTWOOD PARK

There is Driveway parking to the front and side of the property.

Tenure: Freehold. Construction: brick with a pitched tiled 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.

Agent Note: There are two mine entries located at the rear (in Oregon Close), they are not within the boundary of the property.





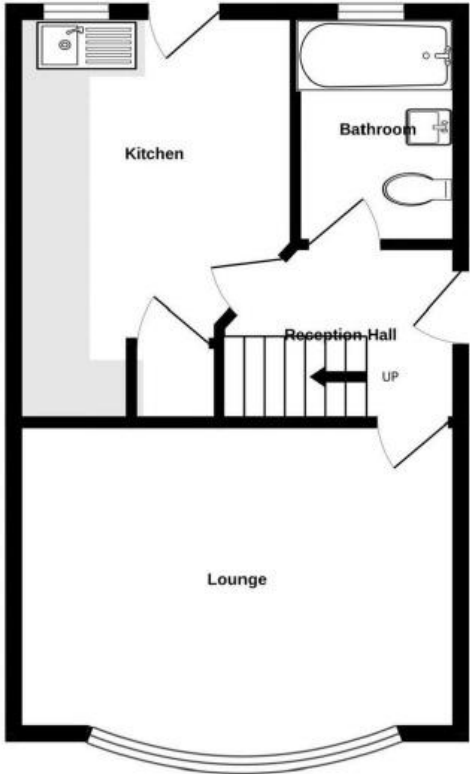
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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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)

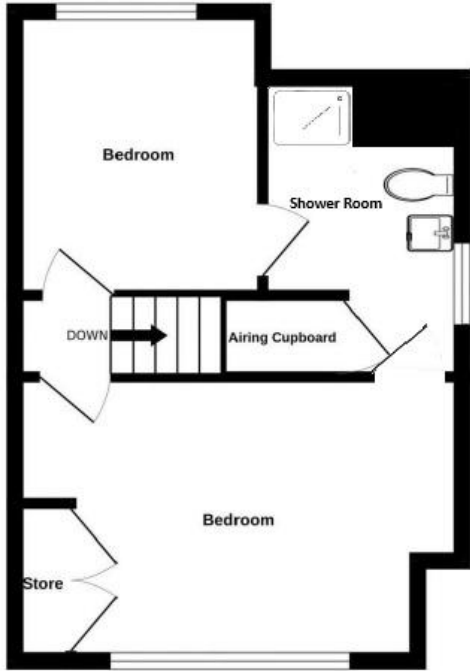


**Measurements:**  
 Lounge: 15'7" x 10'9" (4.75m x 3.29m)  
 Kitchen: 13'11" x 9'6" (4.25m x 2.90m)  
 Ground Floor Bathroom: 7'10" x 5'3" (2.39m x 1.61m)  
 Landing  
 Bedroom 1: 15'6" x 9'6" (4.74m x 2.90m)  
 Jack & Jill En-Suite: 9'6" max x 5'5" max (2.90m x 1.65m)  
 Bedroom 2: 9'10" x 9'7" (3m x 2.92m)  
 Garage: 19'5" x 11'11" (5.93m x 3.65m)

Ground Floor



1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

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**Selling Agents: The Lee, Shaw PARTNERSHIP**

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