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10 Quilletts Road
Wordsley

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10 Quilletts Road, Wordsley, DY8 5NF

A well presented and much improved 3 bedroom semi-detached property located along a quiet and sought after address in Wordsley. The property is conveniently located close to a number of good primary and secondary schools, as well as wealth of amenities and public transport links. The property benefits from spacious and well planned accommodation throughout with a separate Lounge and Dining room and three generous Bedrooms. With gas central heating and UPVC double glazing throughout, internal inspection is highly advised!

Accommodation is over two floors and briefly comprises; Porch, Reception Hallway, Kitchen with integrated appliances, Lounge, Dining Room, Landing, 3 good size Bedrooms, family Bathroom, Garage and easy maintenance rear Garden.

OVERALL A QUALITY FAMILY HOME, READY TO MOVE INTO. LOCATED IN A QUIET POSITION IN KINGSWINFORD. INTERNAL INSPECTION IS ADVISED TO APPRECIATE OVERALL QUALITY.

On approach, you are greeted by a tarmac driveway leading to the side entrance. On entrance to the property, there is a UPVC door that leads into the Porch, and a further UPVC door leads through to the inviting Reception Hallway. The Hallway has stairs to first floor Landing and doors to;



The Kitchen is located at the front and is fitted with range of 'shaker style' wall and basin units with worktops that incorporate in inset sink and drainer, inset gas hob with extractor fan above, built in electric oven and fridge freezer. In addition there is a breakfast bar. The spacious Lounge is located to the rear of the property and benefits from a gas fire with feature surround. Double doors from the Lounge gives access into the Dining Room. The Dining Room has French doors and another separate door which leads out to the rear Garden.

To the first floor, the landing has loft hatch access and doors to;

There are 3 well proportioned Bedrooms, both Bedroom 1 and 2 are located at the rear of the property and enjoy pleasant views overlooking the rear Garden. The family Bathroom is fitted with a white suite comprising; wc, pedestal basin, bath with electric shower over. There is also an airing cupboard which is used for storage and houses the water tank.

Externally, the property enjoys a private, low maintenance rear Garden with a slabbed patio area and lawned area beyond. Further to this, there is an insulated wooden Garden shed which has electric and is currently used as a home office. There is side access to the front of the property and there is a former coal house on the side elevation which is a useful storage space.

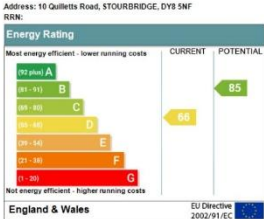
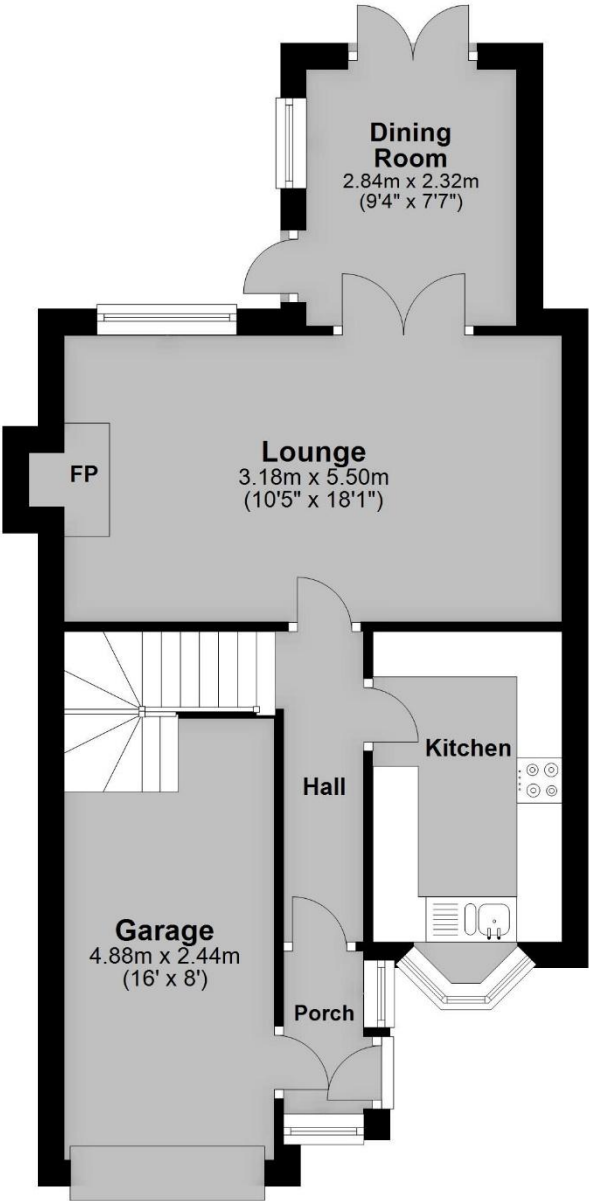
There is a single integral garage which has an up and over door, electric and houses the 'Ideal' boiler.



FLOOR PLANS

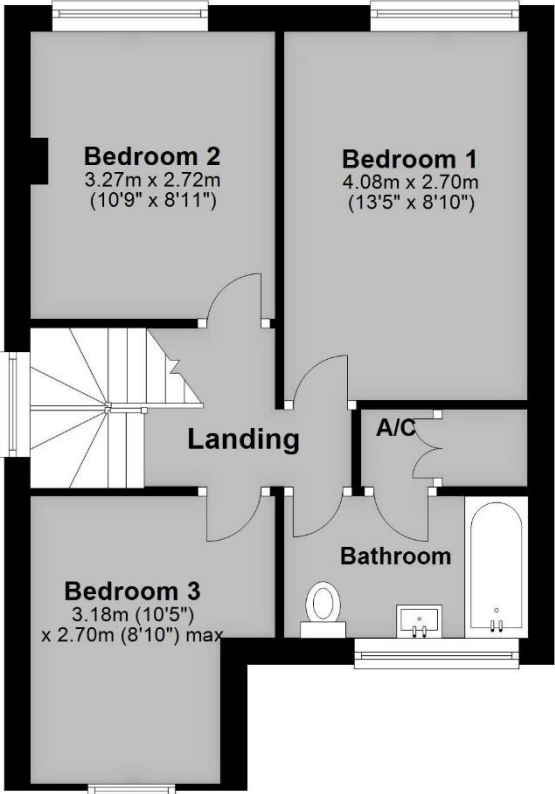
Ground Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



Total area: approx. 92.5 sq. metres (995.8 sq. feet)



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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 <https://www.leeshaw.com/downloads/referral-fees.pdf>

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com www.leeshaw.com

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