



The  
**LEE, SHAW**  
Partnership

101 Nanaimo Way  
Kingswinford



## IDEAL FOR FIRST TIME BUYERS

This 2 Bedroom Semi-detached property would make an ideal first time home, conveniently located off Bromley Lane being well placed for amenities and is further enhanced by off road Driveway Parking and south facing Rear Garden with pleasant backdrop to woodland.

With gas central heating, UPVC double glazing and comprising: Porch Entrance, Enlarged Lounge, Dining Kitchen, Landing, 2 Bedrooms and modern Shower Room.

OVERALL, A WELL PRESENTED PROPERTY WHERE VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE.

On the Ground floor, there is a Porch Entrance with UPVC double glazed entrance door, 2 top opening windows, tiled floor and composite double glazed front door.

The enlarged Lounge has a mantel fireplace with hearth and inset fire, UPVC double glazed bow window to front, side UPVC double glazed window, 2 graphite vertical radiators, stairs to 1st Floor, laminate floor and recessed ceiling lights.



# BEDROOM 1 WITH BUILT-IN WARDROBES

There is a Dining Kitchen, to the rear, having a range of wall and base cupboards, worktops tiled splash backs, tall cupboard, UPVC double glazed rear window, integrated fridge, integrated freezer, appliance space, range cooker with stoves cooker hood over, tiled floor, radiator, table space and part double glazed UPVC doors to rear Garden.

On the 1st Floor, there is a Landing with UPVC double glazed side window, graphite radiator, loft access and doors to 2 Bedrooms & Shower Room.

Bedroom 1 has a built-in wardrobe with 2 sliding mirror doors, UPVC double glazed front window, graphite radiator and recessed ceiling lights.

Bedroom 2, at the rear, has a UPVC double glazed window, built-in cupboard (with Worcester gas central heating boiler) and graphite radiator.

There is a modern Shower Room having a white suite with corner shower cubicle having curved screen doors, pedestal basin, WC, tiled walls, tiled floor, chrome ladder radiator and obscure UPVC double glazed side window.





## SOUTH FACING REAR GARDEN

The Rear Garden is south facing, being a good size and having a paved patio with side path and gate to front, shed, decking patio and is mostly laid to chippings with pond, left side border and rear left corner rockery with tree.

At the front, there is a tarmac Driveway with block edging, providing off-road parking and pathway with step to a paved area to the front entrance.

**Tenure: Freehold.**

**Construction: brick with a pitched tiled roof. Services: All mains services are connected.**

**Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage). Council Tax Band A.**



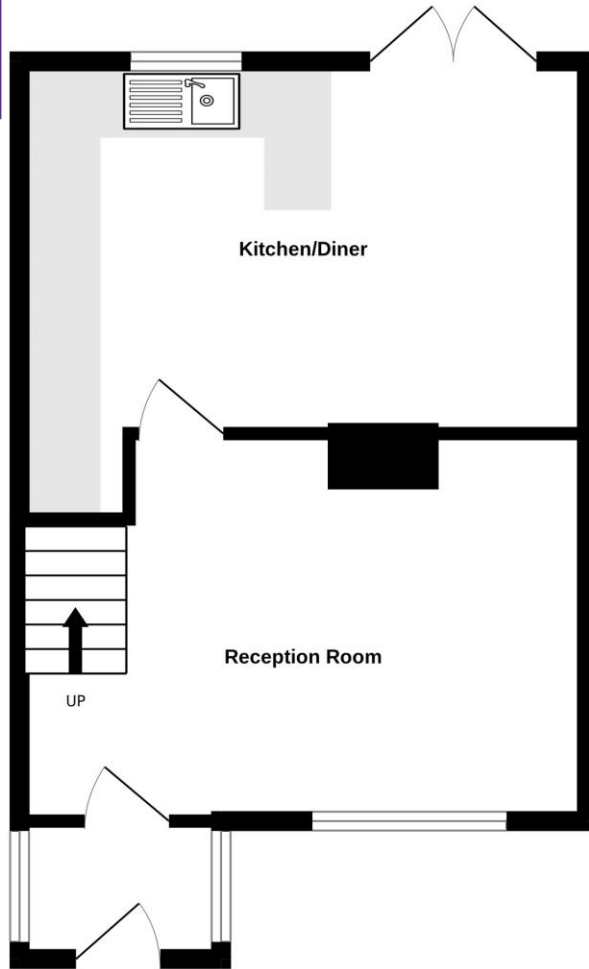


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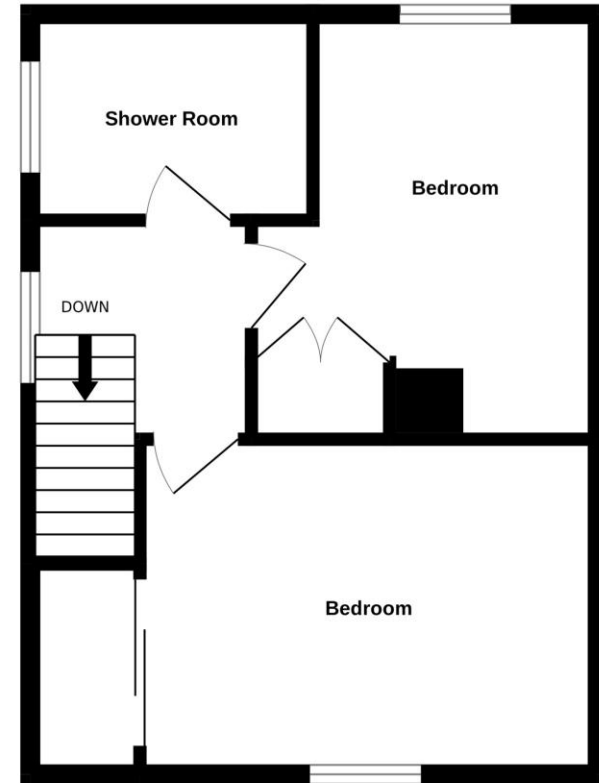
**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



Ground Floor



1st Floor



# FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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VALUE. SELL. LET.

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

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