



The  
**LEE, SHAW**  
Partnership

**23 Kidderminster Road**  
Wall Heath, Kingswinford DY6 0EX

# Semi-detached family home



This 3 Bedroom Semi-detached Family Home enjoys a service road position, set back from Kidderminster Road with lawned fore Garden and block paved Driveway leading to the Garage.

The property has undergone some improvements to the Kitchen and Bathroom, but now requires comprehensive decorations throughout and tidy up of the previously landscaped Rear Garden, so imagination required here, but ready to be transformed.

With gas central heating and comprising Reception Hall, Guest Cloakroom, Lounge, Dining Room, Kitchen, Landing, 3 Bedrooms, Bathroom and Garage.

OVERALL, A GOOD SIZE FAMILY HOME IN A CONVENIENT LOCATION. AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Canopy Entrance with front door leading to the Reception Hall having tiled floor, radiator, stairs to 1st floor, Store (below) and doors leading off.

The Guest Cloakroom has a white suite with WC, basin and tiled splashback, single glazed internal window to Garage and radiator.

The Dining Room has a UPVC double glazed bay window and radiator.

There is a rear Lounge having a mantel fireplace with hearth, radiator and UPVC double glazed rear doors to Garden.

There is a refitted Kitchen having a range of grey shaker style wall and base cupboards, worktops, sink and mixer tap, Beko integrated dishwasher, Beko induction hob with cookerhood over, Bosch built-in oven, Bosch built-in microwave, tall housing with integrated Beko fridge/freezer, UPVC double glazed rear bay window, recessed ceiling lights and part obscure UPVC double glazed door to Garage.

The Garage has a shutter door, Ideal gas central heating boiler, rear recess with part obscure UPVC double glazed rear door to Garden and doorway to Utility having obscure UPVC double glazed window and radiator.

On the 1st Floor there is a Landing having UPVC double glazed front window, radiator, loft access and doors leading off.



## No onward chain

Bedroom 1 with UPVC double glazed bay window, radiator and a range of wardrobes.

Bedroom 2 with UPVC double glazed window and radiator.

Bedroom 3 with UPVC double glazed window and radiator.

There is a refitted Bathroom having a white suite with bath, WC, basin with vanity drawers, shower cubicle with corner opening screen doors and waterfall shower, tiled walls, chrome ladder radiator and recessed ceiling lights.



There is a good size Rear Garden having a south east facing aspect and includes a patio, retaining wall and centre steps to a lawned area, pathway, rear paved and gravel area and side shrub borders.



**Tenure: Freehold.**

**Construction: brick with a pitched tiled roof and flat roof. Services: mains water, electricity, drainage and gas are connected to the property.**

**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.**



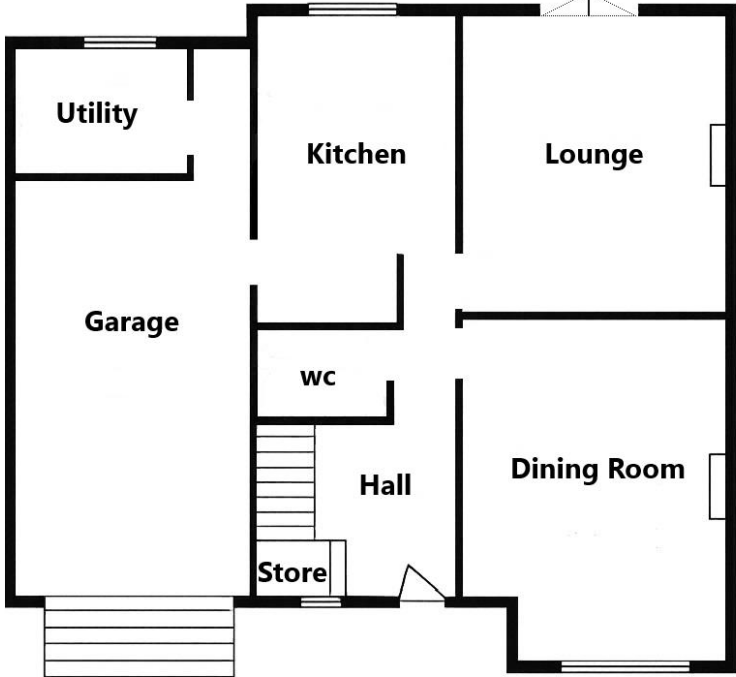
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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not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

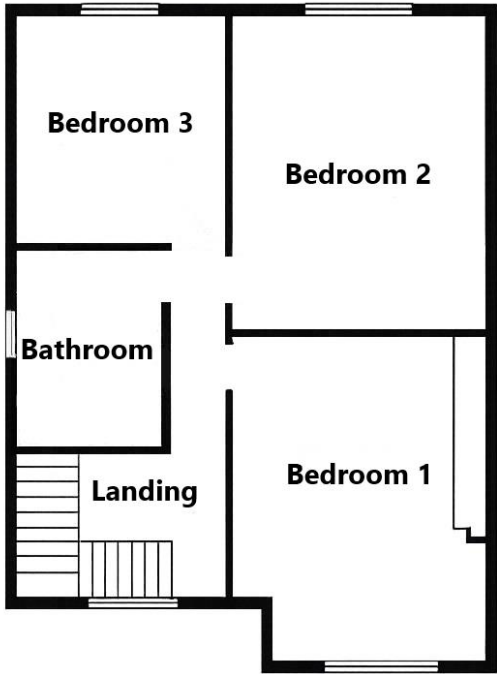


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

**Hall**  
**Guest Cloakroom**  
**Lounge:**  
 12'8" max x 11'5" (3.87m x 3.49m)  
**Dining Room:**  
 13'5" x 11'5" (4.09m x 3.49m)  
**Kitchen:**  
 11'7" + cupboards x 9'2" (3.54m x 2.79m)  
**Garage:**  
 16'9" x 9'2" (5.10m x 2.79m)  
**Utility:**  
 5'7" x 4'6" (1.71m x 1.38m)  
**Landing**  
**Bedroom 1:**  
 13'7" into bay x 11'5" max (4.14m x 3.50m)  
**Bedroom 2:**  
 12' x 11'6" (3.67m x 3.51m)  
**Bedroom 3:**  
 9'2" x 8'8" (2.81m x 2.64m)  
**Bathroom:**  
 9'3" x 5'7" (2.82m x 1.72m)



Ground Floor



First Floor

FLOOR PLANS

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

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