



The
LEE, SHAW
Partnership

22 Denleigh Road
Kingswinford DY6 8PX

Link-detached family home

This improved and well presented, 3 Bedroom Link-Detached property has been extended to the rear enlarging the Dining Room and benefits from a re-appointed Kitchen & Shower Room.

Denleigh Road is a popular address leading off Bromley Lane with both Crestwood & Bromley Hills School within walking distance, including a Tesco Express, with further amenities available in Kingswinford, making it convenient.

With gas central heating, UPVC double glazing (except Garage) and comprising: Reception Hall, Guest Cloakroom, Lounge, extended Dining Room, Kitchen, Landing, 3 excellent Bedrooms and Shower Room. The property is further enhanced by Driveway Parking, Carport, Garage and west facing Rear Garden.

OVERALL, A WELL LOCATED FAMILY HOME, AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall with radiator, part obscure UPVC double glazed door and obscure UPVC double glazed side screens, stairs to 1st Floor and doors to:

Guest Cloakroom having a white suite with wc, basin with cupboard below and tiled splashback and radiator.

Lounge having a mantel fireplace with hearth and gas fire, radiator, UPVC double glazed rear window and door to:

Extended Dining Room with UPVC double glazed rear window, radiator and side aluminium double glazed patio door to rear Garden.





Available with no onward chain

Kitchen having a range of white gloss wall and base cupboards, worktops, tiled splashbacks built-in double oven, gas hob with cooker hood over, serving hatch to Dining Room, UPVC double glazed side window, radiator, part obscure UPVC double glazed side door to Carport and archway to recess (below stairs) with obscure UPVC double glazed side fixed window.

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

Bedroom 1 with UPVC double glazed window, radiator and a range of built-in wardrobes.

Bedroom 2 with UPVC double glazed window and radiator.

Bedroom 3 with UPVC double glazed window and radiator.

Shower Room having tiled shower cubicle with sliding screen door and waterfall shower, semi recessed basin with tiled splashback and vanity cupboard below, wc, tiled floor, chrome ladder radiator, obscure UPVC double glazed window and recessed ceiling lights.

Garage with side opening timber doors, Worcester gas central heating boiler, single glazed rear timber window and part single glazed rear timber door to Garden.



Viewing is highly recommended

There is a Carport with wrought iron gates.

At the front, there is a low wall, elevated lawn and tarmac driveway having blocked edging.

The Rear Garden has a paved/block paved patio, low wall with steps to further paved area and rear shed, lawn with borders and rear tap.

Tenure: Freehold. Construction: brick with a pitched tiled roof and garage flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D.





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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

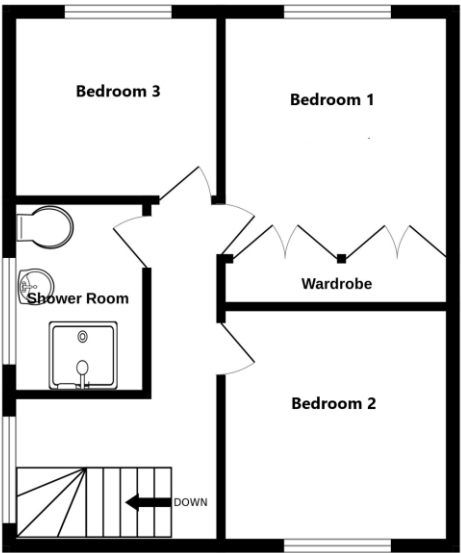
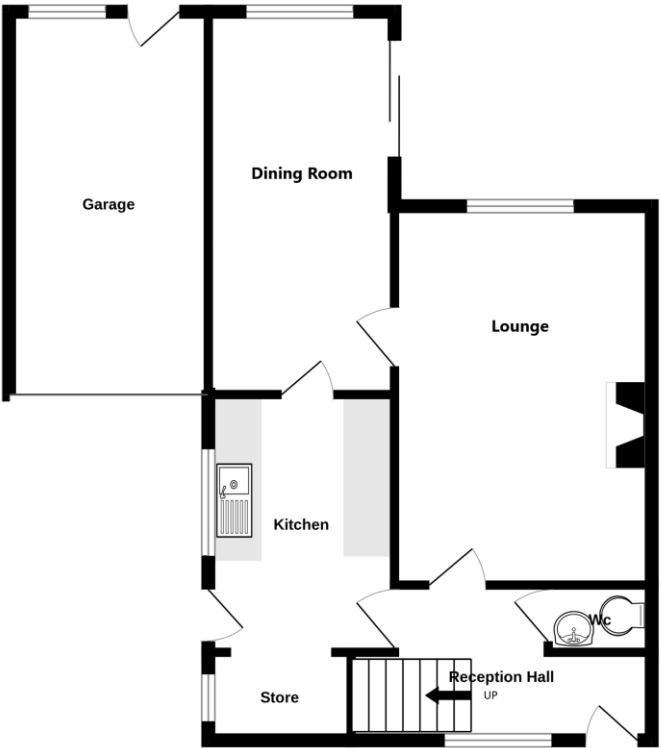


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor

- Hall
- Guest Cloakroom
- Lounge:
15'11" x 10'6" (4.85m x 3.20m)
- Dining Room:
17'6" x 8' (5.35m x 2.46m)
- Kitchen:
10'10" + recess x 7'10" (3.31m x 2.40m)
- Landing
- Bedroom 1:
12'5" incl. w x 9'10" (3.79m x 3m)
- Bedroom 2:
9'11" x 9'9" (3.02m x 2.98m)
- Bedroom 3:
8'10" x 7'9" (2.70m x 2.36m)
- Shower Room:
8'2" x 5'7" (2.49m x 1.71m)
- Carport:
15'5" x 8'2" (4.72m x 2.49m)
- Garage: 1
7'5" x 8'1" (5.32m x 2.47m)



FLOOR PLANS

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.