



The
LEE, SHAW
Partnership

3 Hewell Close
Kingswinford DY6 7RQ



Vastly improved & extended to rear

This vastly improved, extended and re-appointed 3 Bedroom Link-Detached Family Home is well worth early inspection to fully appreciate.

The property enjoys a cul-de-sac location at the ever popular Charterfields development off Stallings Lane and is well placed for amenities in both Wall Heath & Kingswinford, together with Lidl & Morrisons supermarkets.

The property has been extended to the rear creating a Family Room with lantern roof and rear bi-fold doors, with a re-appointed Kitchen & Bathroom and is further enhanced by a south west facing Rear Garden.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom, Lounge, Dining Room, refitted Kitchen, Family Room, Landing, 3 Bedrooms, refitted Bathroom and good length Garage. There is a Driveway to the front.

OVERALL, A WELL PRESENTED AND UPDATED FAMILY HOME. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall with composite double glazed door and side screen, LVT floor, radiator stairs, to 1st Floor with glass balustrade, Store (below stairs) and doors to:

Guest Cloakroom with white WC, basin and vanity cupboard with tiled splash back and obscure UPVC double glazed window.





Refitted kitchen

Lounge having a mantel fireplace, UPVC double glazed bow window to front, vertical radiator and glazed doors to:

Dining Room being part open to the Kitchen and having LVT floor, vertical radiator and wide opening to:

Family Room with lantern roof, UPVC double glazed rear bi-fold doors, LVT floor, 2 vertical radiators, breakfast bar, door to Garage and opening to:

Refitted Kitchen having a range of grey shaker style base cupboards, drawer unit, tall cupboard, quartz work tops and upstands, sink and mixer tap, integrated Bosch dishwasher, integrated fridge, Bosch built-in double oven with cupboard above and below, Bosch induction hob with cooker hood over, recessed ceiling lights, LVT floor and door to Hall.

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window, loft access, Cupboard (with shelving and hanging rail) and doors to:

Bedroom 1 with UPVC double glazed window, radiator and built-in wardrobe with 3 sliding doors.

Bedroom 2 with large double wardrobe with sliding doors, UPVC double glazed window and radiator.

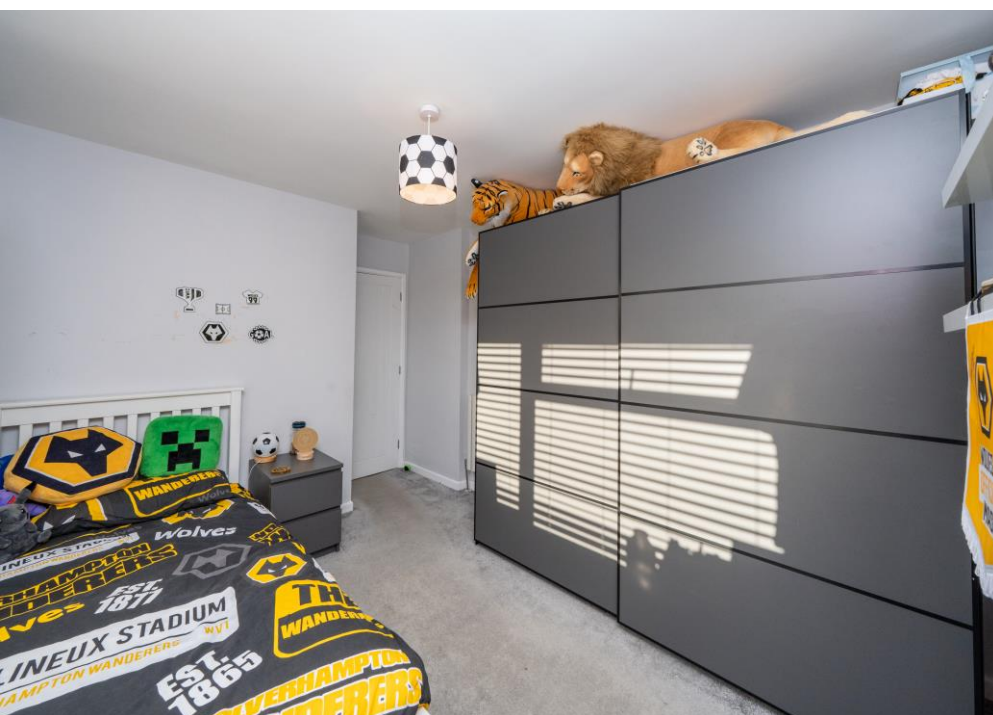




Viewing is highly recommended

Bedroom 3 with UPVC double glazed window, built-in wardrobes, drawers and double top cupboard and radiator.

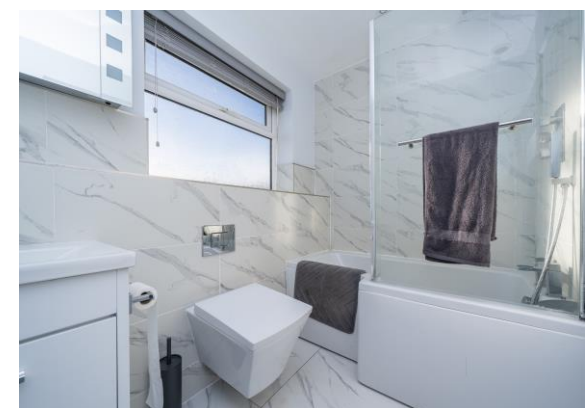
Refitted Bathroom having a white suite with L-shaped bath having waterfall shower over and side screen, floating WC with concealed cistern, basin with vanity drawer below, part tiling, tiled floor, obscure UPVC double glazed rear window, recessed ceiling lights and chrome ladder radiator.



Garage with Ideal gas central heating boiler and part double glazed UPVC door to Garden.

Rear Garden being south west facing and having a porcelain tiled patio leading onto lawn.

At the front, there is a lawn, gravelled area and tarmac Drive leading to the Garage.



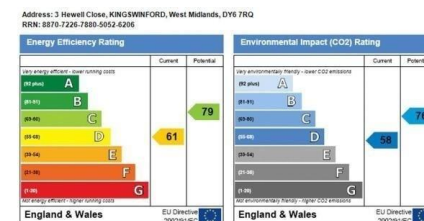
Tenure: The property is Freehold. Construction: brick with a pitched tiled roof and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D.



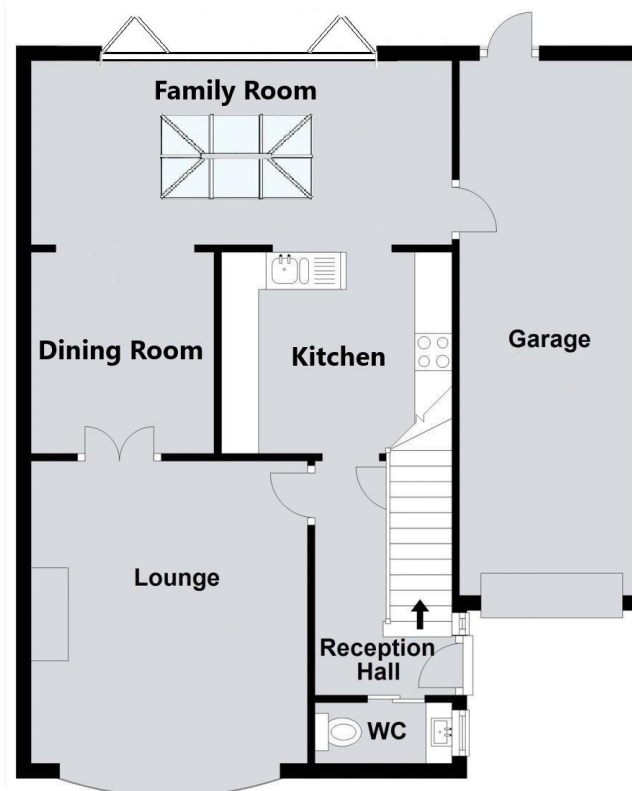
The
LEE, SHAW
Partnership

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

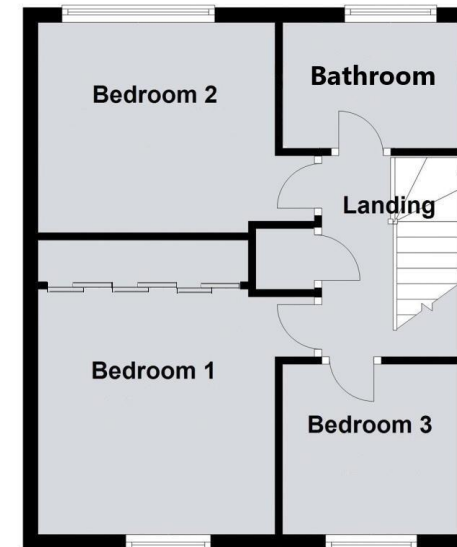
Approximate Gross Internal Floor Area:
Ground Floor (exc. Garage): 54sq m, 581sq ft
Garage: 17sq m, 183sq ft
First Floor: 39sq m, 420sq ft



Ground Floor



First Floor



The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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

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

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.