



The
LEE, SHAW
Partnership

53 Beechfield Drive
Kidderminster

FAMILY HOME AT POPULAR ADDRESS

This larger than average 3 Bedroom (1 En-Suite) Semi-detached was originally built by renowned local developers Billingham & Kite Limited back in 2012 and offers surprisingly spacious, well planned accommodation where internal inspection is essential to fully appreciate its overall size and layout.

Located on the Franche side of Kidderminster and well placed for amenities, the property is well presented and appointed, available with no onward chain and is further enhanced by a good size Rear Garden.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom, Lounge, Dining Kitchen, Landing, 3 excellent Bedrooms (Bedroom 1 with En-Suite) and House Bathroom. There is also a single Garage and Driveway.

OVERALL, A GREAT OPPORTUNITY FOR A FAMILY HOME AT THIS POPULAR ADDRESS. VIEWING IS HIGHLY RECOMMENDED.

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

Guest Cloakroom with white suite, WC, pedestal basin and tiled splashback, radiator, obscure UPVC double glazed window and extractor fan.





BEDROOM 1 WITH EN-SUITE

Lounge with UPVC double glazed front window, 2 radiators and part glazed doors to:

Dining Kitchen having Dining Area with radiator, recessed ceiling lights and UPVC double glazed doors to Garden and opening to the Kitchen Area with a range of wall and base cupboards, worktops, sink and mixer tap, tiled splashbacks, Neff built-in double oven, Neff gas hob with Neff cooker hood over, tall housing with integrated Neff fridge freezer, Neff integrated dishwasher, appliance space and plumbing facility, UPVC double glazed rear window, Cupboard (with Vaillant gas central heating boiler), door to Hall, recessed ceiling lights and part obscure UPVC double glazed side door.

On the 1st Floor, there is a Landing having spindle balustrade to stairs, obscure UPVC double glazed side window, loft access, Cupboard (with shelf and radiator) and doors to:

Bedroom 1 being a generous size room with UPVC double glazed window radiator and door to: En-Suite, having a white suite with tiled shower cubicle having bi-fold door and Mira shower, WC, pedestal basin, part tiled walls, shaver point, recessed ceiling lights, white ladder radiator and extractor fan.

Bedroom 2 is another generous size, with UPVC double glazed window and radiator.

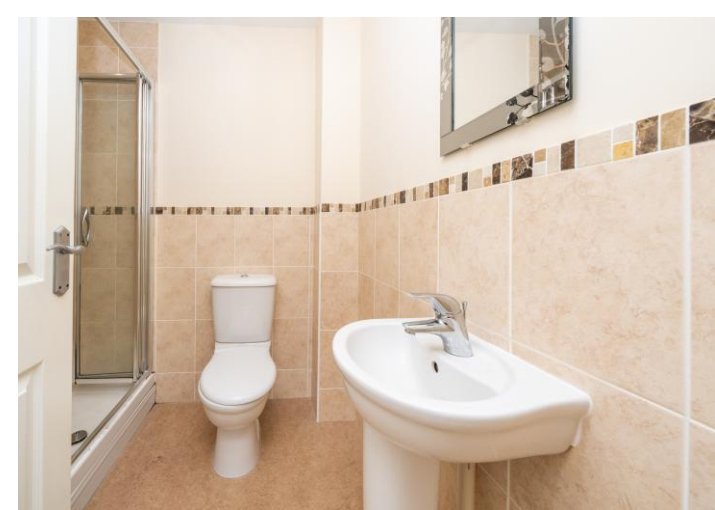
Bedroom 3 is also a good size, with UPVC double glazed window and radiator.





NO ONWARD CHAIN

House Bathroom having a white suite with P shaped bath having shower over and side shower screen, tiled surround, pedestal basin, WC, part tiled walls, obscure UPVC double glazed window, white ladder radiator and extractor fan.



The Garage has an up and over door, part obscure UPVC double glazed rear pedestrian door to Garden, twin power point and light.



The Rear Garden is west facing and has a paved patio, good size lawn and pathway to Garage.

At the front, there is a lawn, tarmac Driveway and pathway to the front entrance. There is an EV charger.



Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: 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

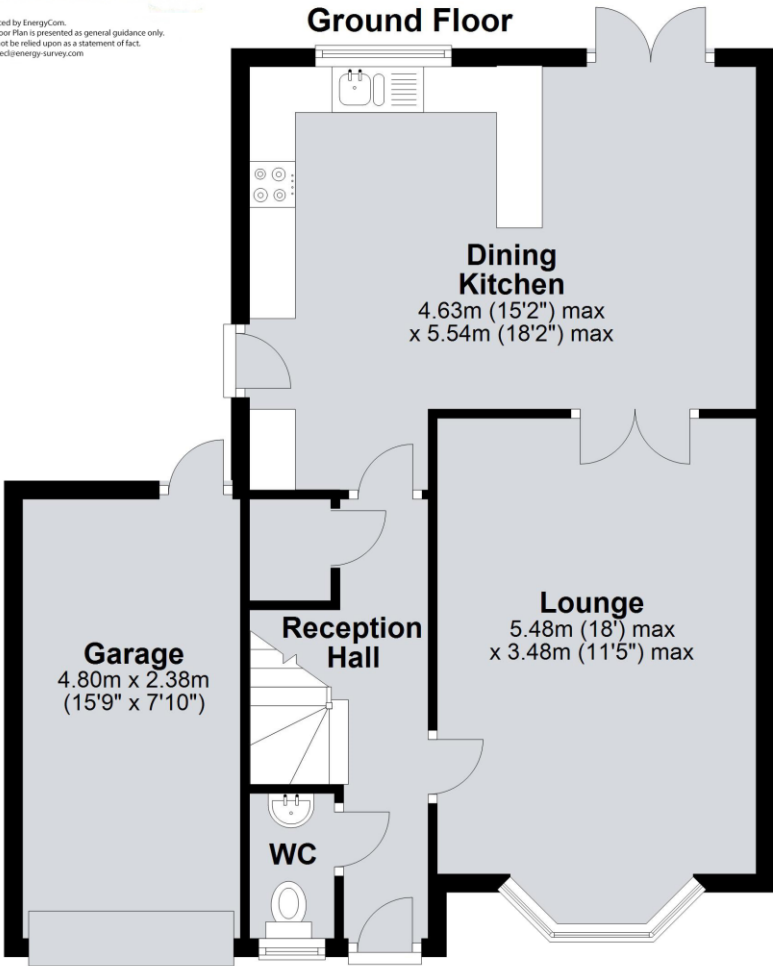


EnergyCom

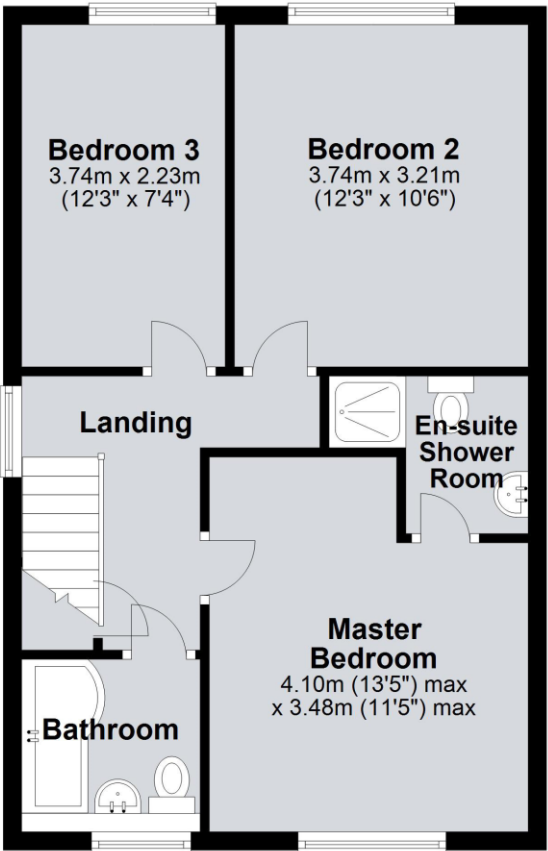
Produced by EnergyCom.
This Floor Plan is presented as general guidance only.
It cannot be relied upon as a statement of fact.
Email: ec@energy-survey.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



Approximate Gross Internal Floor Area:
Ground Floor (exc. Garage): 50sq m, 538sq ft
Garage: 12sq m, 129sq ft
First Floor: 49sq m, 527sq ft

FLOOR
PLANS

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

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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.