



The
LEE, SHAW
Partnership

70 Celandine Close
Kingswinford

SPACIOUS AND WELL APPOINTED

This beautifully presented 4 bedroom detached family home is deceptively spacious and well appointed throughout. Offering generous accommodation ideal for modern family living, an internal viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Celandine Close is a prime cul-de-sac location leading off Kingswood road in this sought after area leading off Cot Lane and Mount Pleasant, being well placed for important local schools and a good range of amenities at the centre of Kingswinford.

With gas central heating, UPVC double glazing and accommodation comprising; Entrance Hall, Ground Floor WC, Breakfast Kitchen, Lounge, Dining Room, Utility, Landing, 4 Bedrooms (Bedroom 1 with en-suite, House Bathroom, Garage and rear Garden.

OVERALL, A FAMILY HOME IN A GREAT LOCATION. INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ITS SIZE AND LAYOUT.

On the Ground Floor there is a composite front door leading into the Entrance Hall which has an understairs storage cupboard, door to Cloakroom, stairs to first floor Landing and doors to;





BEDROOM 1 WITH EN-SUITE

The Breakfast Kitchen is fitted with wall and base cupboards, worktops, tiled splashback, inset sink and drainer, built in oven, gas hob with extractor fan above and dishwasher. Furthermore, there is a breakfast bar with seating area and door to Utility Room. The Utility Room has wall and base cupboards, worktops, space freestanding appliances and UPVC door to side access.

The Dining Room features a bay window to the front and double doors leading into the Lounge.

The spacious Lounge is located at the rear and benefits from a fire with feature surround and has French door leading out the rear Garden.

On the 1st floor, there is a Landing having loft access (with ladder), airing cupboard and doors to;

Bedroom 1 is located at the rear and has a door to the En-Suite Shower Room. The En-Suite is fitted with a white suite comprising; concealed WC and hand basin with storage below, Shower with waterfall showerhead, tiled walls and radiator.

There are 3 additional good sized Bedrooms.

The House Bathroom is fitted with a white suite comprising; WC, pedestal sink, bath with shower over, tiled walls and radiator.





PRIVATE AND SOUTH FACING GARDEN

Externally, the private, south facing rear Garden enjoys a paved patio with steps up to lawn. In addition, there are mature shrubs throughout, an outside water tap, side access to Garage and front and a Garden shed.

The Garage has a front opening door, power and lighting. The garage houses the Worcester Bosch boiler and has a door leading to the rear Garden.

To the front, there is a large tarmac driveway, providing ample off road parking and carport.

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: E





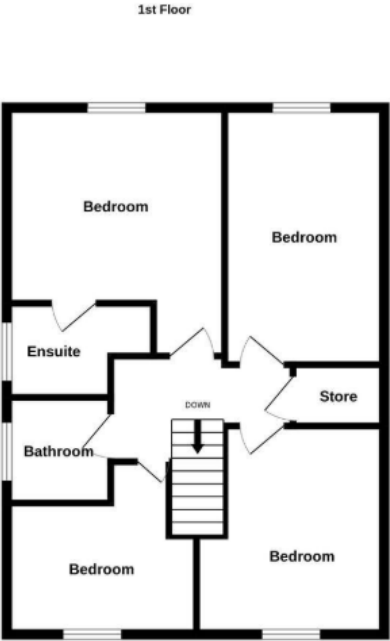
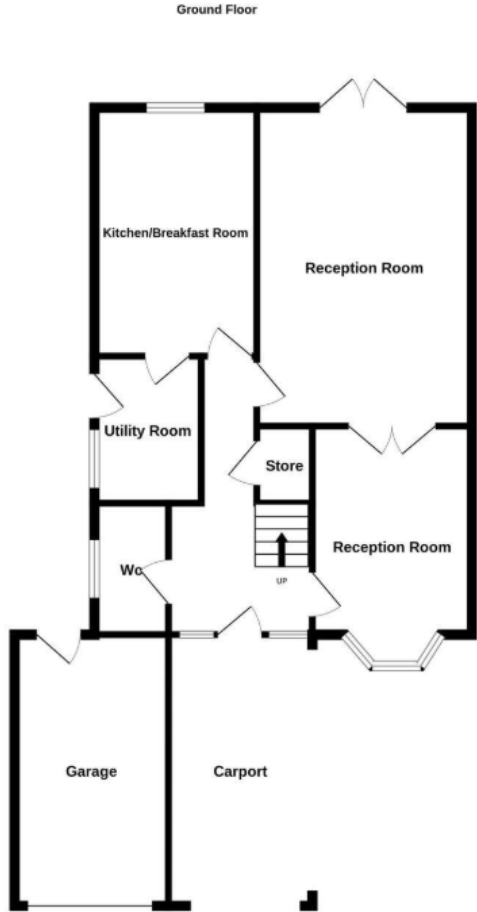
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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



- Measurements:
- Ground Floor WC – 1.9m x 0.8m
 - Lounge - 5.4m x 3.7m
 - Dining Room - 4.2m (into bay) x 2.7m
 - Breakfast Kitchen - 4.4m x 2.6m
 - Utility Room - 2.3m x 1.4m
 - Bedroom 1 – 4.1m x 3.7m (into recess)
 - Ensuite Shower Room - 2.6m x 1.3m
 - Bedroom 2 – 4.4m x 2.7m
 - Bedroom 3 - 3.6m x 2.7m
 - Bedroom 4 - 3.2m x 2.8m (into recess)
 - House Bathroom - 2.1m x 1.6m

FLOOR PLANS



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix (2020)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.