



The
LEE, SHAW
Partnership

21 Bobeche Place
Kingswinford

NO UPWARD CHAIN!

This spacious and well presented modern 3 bedroom end of terrace Town House offers generous accommodation throughout! An internal inspection is highly recommended to fully appreciate the size, layout and excellent family accommodation. - Available with no onward chain!

Located at this modern development, approached from the top end of Stallings Lane in a quiet cul-de-sac, the property is well placed for local amenities in Gornal Village, Kingswinford and Pensnett, primary and secondary schools and public transport links.

With gas central heating, UPVC double glazing and accommodation comprising; Reception Hall, Guest Cloakroom, Kitchen, Lounge/Diner, 1st floor landing, 2 Bedrooms, House Bathroom. 2nd Floor Landing, Bedroom 1 with En-suite and Rear Garden.

OVERALL, A WELL PLANNED, MODERN FAMILY HOME IN A TURN THE KEY, READY TO MOVE IN CONDITION - VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall having composite double glazed front door, stairs to 1st Floor, door to Guest Cloakroom and further doors to;

The Kitchen has a range of 'Shaker' style wall and base cupboards, worktops, tiled splashback, inset sink and drainer, built in oven, gas hob with extractor fan above, dishwasher, washing machine, 'Ideal' boiler and space for fridge freezer.

The good sized Lounge/Diner is located at the rear and features French doors which lead out to the Garden.





BEDROOM 1 WITH EN-SUITE

On the 1st floor, there is a landing with side and front double glazed windows, stairs to 2nd floor and doors to;

Bedroom 2 is a well proportioned double Bedroom situated to the rear of the property. Bedroom 3 is a good size room with window to front.

There is a House Bathroom having white suite comprising; WC, pedestal sink, bath with shower over, partly tiled walls and vertical radiator.

On the 2nd Floor Landing there is a door to;

Bedroom 1 features velux windows, built in storage cupboard and wardrobes, loft access and door to En-Suite.

The En-Suite is fitted with white suite comprising; WC, pedestal sink, shower cubicle and vertical radiator.

The private, easy maintenance rear garden enjoys a south east aspect. The garden has an artificial lawn with a decked area to the side, providing an ideal space for outdoor seating and entertaining. There is also convenient side access.

To the front, a tarmac driveway provides ample off road parking for up to four cars, along with an electric vehicle charging point.





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

To follow.

FLOOR PLANS

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: c

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.