



The  
**LEE, SHAW**  
Partnership

**11 Foundry Street**  
Wall Heath, Kingswinford DY6 9BB



# Surprisingly spacious family home

This surprisingly spacious, 3 Bedroom Detached Family Home is available with no onward chain and is well worth internal inspection to fully appreciate.

Foundry Street is a popular location in Wall Heath, leading off Foundry Road, ideally placed for amenities at the centre of the Village, together with popular local schools, making it convenient with further facilities in nearby Kingswinford.

The property offers potential to personalise and further improve, benefiting from gas central heating, UPVC double glazing and comprising: Reception Hall, Cloaks Store, Utility, Guest Cloakroom, large L shaped Lounge/Dining Room, Kitchen, Landing, 3 Double Bedrooms and Bathroom. There is also a Garage, Driveway Parking and Rear Garden.

OVERALL, A PROPERTY THAT IS MUCH BIGGER THAN FIRST IMPRESSIONS WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Reception Hall having part obscure UPVC double glazed front door, stairs to 1st Floor with spindle balustrade, radiator, Cloaks Store, door Lobby with internal door to Garage and doors to:

Utility having worktop, 2 appliance spaces below, wall cupboards and obscure UPVC double glazed front window.

Guest Cloakroom having a white suite with corner basin and vanity cupboard below, WC with concealed cistern, tiled floor, part tiled walls and extractor fan.

Lounge/Dining room being L-shaped and having a wide marble style mantel fireplace with hearth and inset fire, 2 radiators, double glazed rear patio door, obscure UPVC double glazed side window and door to:

Kitchen having a range of oak style wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, Neff built-in double oven, Neff induction hob with integrated cooker hood over, integrated fridge, Cupboard (with Glow-worm gas central heating boiler), tiled floor, UPVC double glazed rear window and obscure UPVC double glazed side door.





# No onward chain

Landing with UPVC double glazed side window, loft access (with ladder), Airing Cupboard (with tank) and doors to:

Bedroom 1 with built-in range of wardrobes, matching drawer unit, dressing table unit and bedside drawer unit, UPVC double glazed window and radiator.

Bedroom 2 with UPVC double glazed window, radiator and a range of freestanding wardrobes.

Bedroom 3 with UPVC double glazed window and radiator.

Bathroom having a corner bath, WC, basin and vanity cupboard, shower cubicle with screen door and Mira Sport shower, radiator, obscure UPVC double glazed window, tiled floor and tiled walls.

Garage with up and over door.

Rear Garden with patio, low wall and step to lawn with borders, right side pathway, rear vegetable area with shed, rear tap, side path with gate to front.

At the front, there is a block paved Driveway providing off-road parking.

Tenure: Freehold. Construction: brick with a pitched tiled roof and Kitchen flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage). Council Tax Band D with improvement indicator.





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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](http://www.leeshaw.com/downloads/referral-fees.pdf)

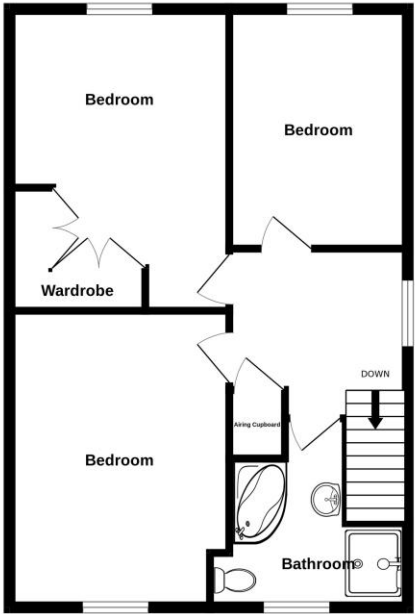
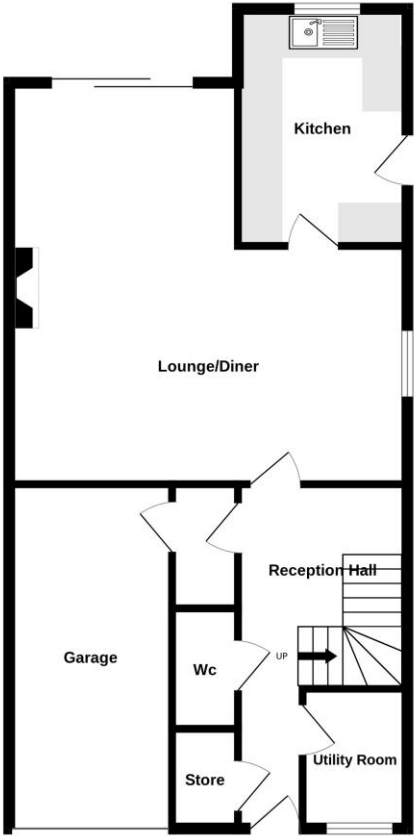


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Ground Floor

1st Floor

Hall  
Utility:  
5'6" x 5'2" (1.68m x 1.58m)  
Guest Cloakroom  
Lounge/Dining Room:  
20'6" max x 20' max (6.25m x 6.10m)  
Kitchen:  
11'6" x 8'6" (3.52m x 2.61m)  
Landing  
Bedroom 1:  
14'11" x 10'11" (4.56m x 3.34)  
Bedroom 2:  
14'10" x 11' 4.52m x 3.35m)  
Bedroom 3:  
11'11" x 8'9" (3.65m x 2.68m)  
Bathroom:  
9'3" + door recess x 6'2" + shower (2.82m x 1.88m)  
Garage:  
16'10" x 8'3" (5.14m x 2.52m)



FLOOR  
PLANS

# The **LEE, SHAW** Partnership

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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.