



The
LEE, SHAW
Partnership

2 Courtland Road
Kingswinford



READY TO MOVE INTO FAMILY HOME

This beautifully presented 3 Bedroom end terrace family home offers spacious, comfortable and versatile accommodation throughout. Viewing is highly recommended to fully appreciate the property's generous size.

Courtland Road is ideally situated within a cul-de-sac location and benefits from local amenities including Lidl and Morrisons Supermarkets, together with bus services, further facilities at the centre of Kingswinford and Wall Heath and local primary and secondary schools.

With gas central heating, UPVC double glazing and comprising; Porch, Entrance Hall, Dining Room, Kitchen, Lounge, Landing, 3 Bedrooms, Family Bathroom, Garage and rear Garden.

OVERALL, CONVIENTLY LOCATED, READY TO MOVE INTO FAMILY HOME – VIEWING IS HIGHLY RECOMMENDED!

On the Ground Floor, a composite front door opens into the Porch with side windows, providing ample natural light. A further door leads into the Entrance Hall with stairs to first floor Landing and doors to;





SPACIOUS LOUNGE

The Dining Room is located at the front and benefits from an upstairs storage cupboard.

The Kitchen is fitted with a range of 'Shaker' style wall and base cupboards, worktops, splashback tiles, inset sink and drainer, hob, built in oven and further space for appliances.

The spacious Lounge is located at the rear and features wall mounted fireplace and French doors leading out to the rear Garden.

On the 1st Floor, there is a Landing with window to side, loft access and doors to;

There are 3 well proportional Bedrooms. Bedroom 1 features built in wardrobes, drawers and dressing table. Bedroom 2 also benefits from fitted wardrobes with sliding mirrored doors.

The House Bathroom is stylishly fitted with a white suite comprising; WC with concealed cistern, hand wash basin with storage below, shower with waterfall shower head, separate bath, vertical radiator, tiled walls and spotlights.





SOUTH WEST FACING REAR GARDEN



Externally, the South West facing rear Garden enjoys a private aspect, paved patio that wraps around to the side and steps to lawn. Furthermore, there are mature shrubs, outside water tap, side access and door to Garage.

The Garage is a good size and houses the 'Ideal' Boiler, has front opening door, electric point and lighting.

To the front, there is off road parking.

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





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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:

Dining Room: 4.8m x 2.2m

Kitchen: 3.4m x 2.0m

Lounge: 5.5m x 3.2m

Landing

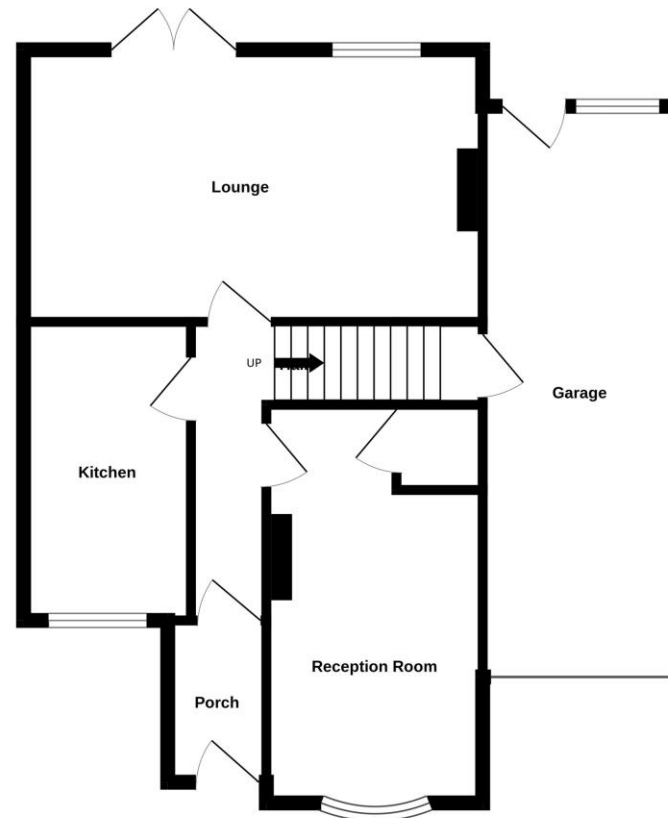
Bedroom 1: 4.1m x 2.7m

Bedroom 2 : 3.2m x 2.7m

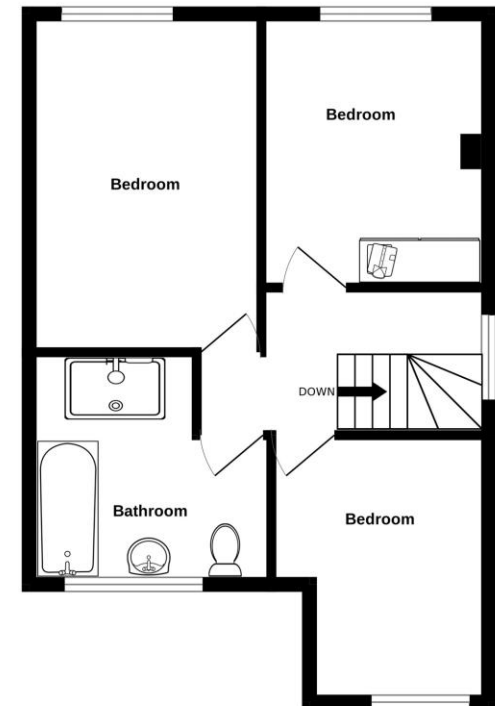
Bedroom 3: 3.2m x 2.7m

Bathroom: 2.7m x 2.6m

Ground Floor



1st Floor



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VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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