



The
LEE, SHAW
Partnership

23 Herringbone Way
Kingswinford



IDEAL FOR FIRST TIME BUYERS

This modern, 3 Bedroom (1 En-Suite), Semi-detached property is energy efficient having a B Rating and would make in an ideal first time home, being well presented throughout and is well worth inspection to fully appreciate.

Located at this modern Development, approached from the top end of Stallings Lane and Tansey Green Road, there are local amenities available in Kingswinford, Lower Gornal, Pensnett and the Merry Hill Shopping Centre.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Lounge, Lobby, Guest Cloakroom, Dining Kitchen, Landing, 3 Bedrooms (Bedroom 1 with En-Suite) and House Bathroom. In addition, there is a Side Driveway providing off road parking and Rear Garden.

OVERALL, A MODERN PROPERTY IN TURN THE KEY READY MOVE IN CONDITION WHERE VIEWING IS HIGHLY RECOMMENDED.



MODERN DINING KITCHEN

On the Ground Floor, there is a Canopy Entrance with composite double glazed front door opening to the Reception Hall having laminate floor, radiator stairs to 1st Floor, shallow cupboard and door to Lounge.

The Lounge has a UPVC double glazed front window, radiator and door leading off to Lobby.

The Lobby has a laminate floor, opens to the Dining Kitchen and there is a door leading to the Store (below stairs) and door to the Guest Cloakroom having a white suite with WC, basin and tiled splash back and radiator.

There is a Dining Kitchen, to the rear, having a range of grey gloss wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, AEG built-in double oven with cupboard above and below, Neff ceramic hob with integrated cooker hood over, integrated Zanussi slimline dishwasher, tall housing with integrated fridge freezer, integrated Beko washing machine, UPVC double glazed rear window, UPVC double glazed rear door to Garden, table space, laminate floor, radiator and recessed ceiling lights.





BEDROOM 1 WITH EN-SUITE

On the 1st Floor, there is a Landing having loft access (with ladder), radiator and doors to 3 Bedrooms and Bathroom.

Bedroom 1 has a built-in double wardrobe with sliding mirror doors, radiator, UPVC double glazed front window and with door to the En-suite having a white suite with shower cubicle having side screen and bi-fold door, WC, basin, tiled walls, extractor, obscure UPVC double glazed window, chrome ladder radiator and recessed ceiling lights.

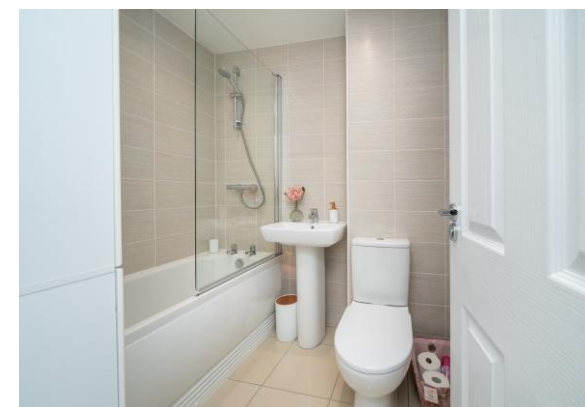
Bedroom 2 & 3 are located to the rear, each with UPVC double glazed window and radiator.

The House Bathroom has a white suite, including bath with shower over and side shower screen, WC, basin, tiled walls, tiled floor, chrome ladder radiator and recessed ceiling lights.

The Rear Garden is mostly laid to lawn with small patio area and there is a gate leading to the side Driveway.

At the front, there is a small lawn with pathway approach to the front entrance and side tarmac Driveway.

Agent Notes: We are advised by the vendor there is an annual service charge of £140.00



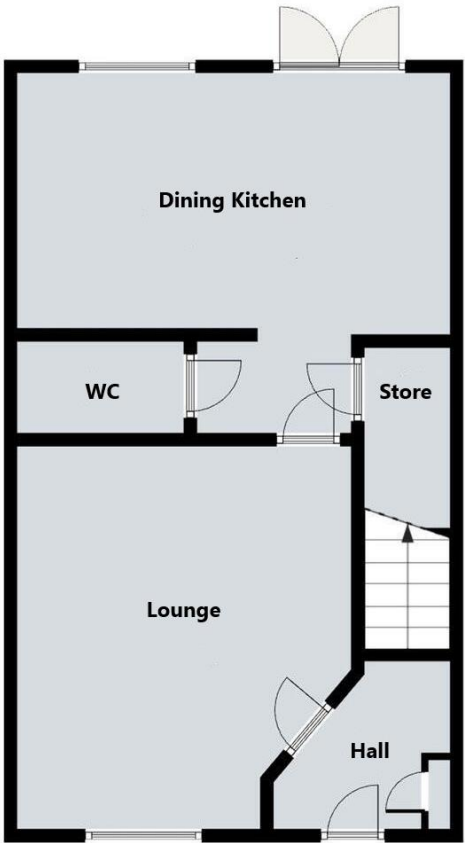


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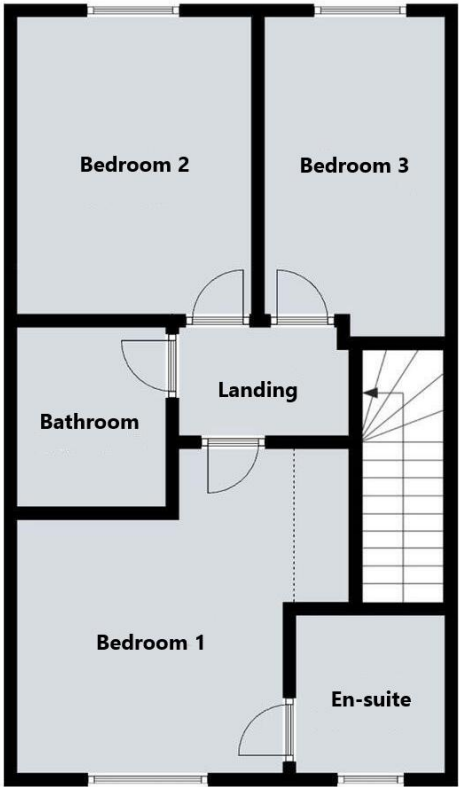
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



Reception Hall
Lounge: 13'11" x 12'1" (4.24m x 3.68m)
Lobby
Guest Cloakroom
Dining Kitchen: 15'5" x 9'4" (4.70m x 2.86m)
Landing
Bedroom 1: 9'8" x 9'3" & 11'2" max (2.95m x 2.83m & 3.41m)
En-Suite: 5'8" x 5'5" (1.73m x 1.66m)
Bedroom 2: 10'9" x 8'7" (3.29m x 2.63m)
Bedroom 3: 11'7" x 6'7" (3.54m x 2.01m)
Bathroom: 6'7" x 5'6" (2.01m x 1.68m)



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

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 B.

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.