



The
LEE, SHAW
Partnership

18 Wellington Close
Kingswinford, DY6 8JG

READY TO PERSONALISE

This larger style 3 Double Bedroom (1 En-Suite), Detached Family Home is mostly original being very much a blank canvas and ready to transform, offering potential to personalise and update, whilst living in the property.

Wellington Close is a sought after cul-de-sac leading off Auckland Road with distant views to the front and the property further benefits from a Driveway, Garage and Rear Garden and is available with no onward chain.

With gas central heating, UPVC double glazing and comprising: Entrance Hall, Lounge, separate Dining Room, Kitchen, Utility Room, Guest Cloakroom, Landing, 3 Double Bedrooms (Bedroom 1 with En-Suite) and House Bathroom.

OVERALL, A SURPRISINGLY SPACIOUS FAMILY HOME WHERE INTERNAL INSPECTION IS ESSENTIAL TO FULLY APPRECIATE.

On the Ground Floor, there is an Entrance Hall with part obscure single glazed timber front door, radiator, stairs to 1st Floor and door to:

Lounge having brick fireplace with tiled hearth, wooden mantel and gas fire, radiator, UPVC double glazed bow window to front, picture rail and door to:

Dining Room with radiator, UPVC double glazed patio door to Garden and door to:

Kitchen with wall and base cupboards, worktops, sink and mixer tap, tiled splashbacks, Neff built-in oven, Neff gas hob with Neff Cooker hood over, radiator, strip light, UPVC double glazed rear window, Store (below stairs) and the door to:

Utility Room having worktop, sink with hot and cold tap, tiled splashback, base cupboard, 2 appliance spaces, radiator, Baxi 400 gas central heating boiler, UPVC double glazed rear window, part double glazed UPVC rear door to Garden, radiator and door to:





BEDROOM 1 WITH EN-SUITE

Guest Cloakroom with WC, basin and tiled splashback and cupboard below, radiator and obscure UPVC double glazed window.

On the 1st Floor, there is a Landing having loft access, Airing Cupboard (with tank) and doors to:

Bedroom 1 with double built-in wardrobe having 2 sliding mirror doors, UPVC double glazed side window, UPVC double glazed front window with view, radiator and door to:

En-Suite having tiled shower cubicle with bi-fold door, pedestal basin and tiled splashback, WC, radiator, shaver point and obscure UPVC double glazed window.

Bedroom 2 with 2 UPVC double glazed windows and radiator.

Bedroom 3 having UPVC double glazed window with view and radiator.

House Bathroom having bath with tiled surround, pedestal basin and tiled splashback, WC, obscure UPVC double glazed window, radiator and shaver point.

Garage with up and over door, part double glazed side door, power point and light.

Rear Garden having a paved patio, side path and gate to front, further side path with shed, low stone wall with 3 steps to gently elevated lawn, right side border, low stone wall to left side and rear border, shrub planting and conifers to part.

At the front, there is a lawn with rockery and planting, tarmac Driveway and paved pathway to the front entrance.





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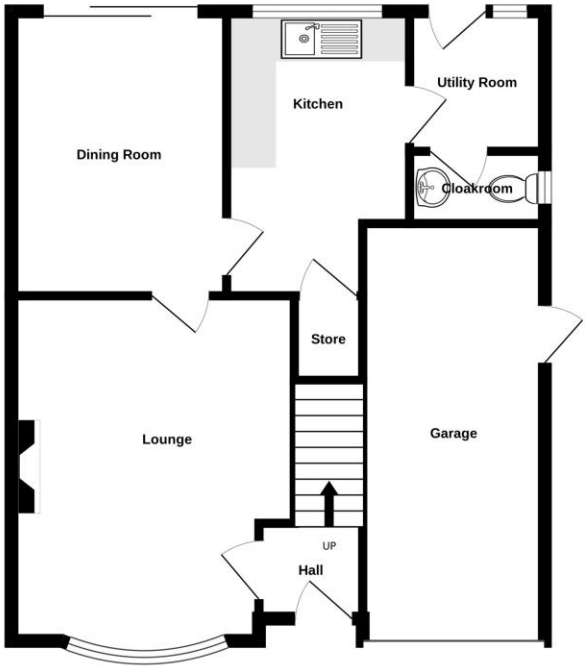
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



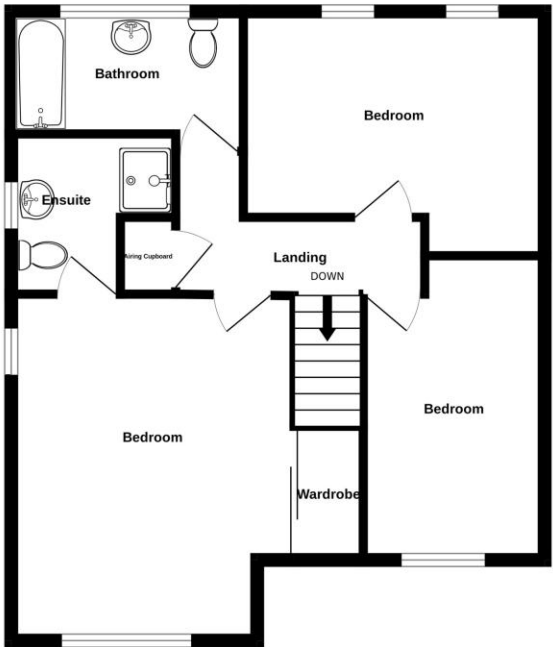
Measurements:

Entrance Hall
Lounge: 14'10" x 12' (4.53m x 3.66m)
Dining Room: 12'6" x 9'2" (3.81m x 2.79m)
Kitchen: 11'8" x 8' max (3.57m x 2.44m)
Utility: 5'8" x 5'8" (1.74m x 1.74m)
Guest Cloakroom
Landing
Bedroom 1: 14'10" x 12'3" + ward (4.52m x 3.74m)
En-Suite: 7'1" max incl shower x 6'2" (2.17m max x 1.88m)
Bedroom 2: 13' x 8'6" & 10'6" (3.97m x 2.60m & 3.20m)
Bedroom 3: 12'9" x 8' (3.89m x 2.45m)
House Bathroom: 10'5" x 5'6" (3.18m x 1.69m)
Garage: 17'6" x 7'10" 5.36m x 2.39m)

Ground Floor



1st Floor



FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Measurements are approximate. Not to scale. Illustrative purposes only
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The **LEE, SHAW** Partnership

VALUE. SELL. LET.

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