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3 Fairfield Drive
Kinver

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3 Fairfield Drive, Kinver, DY7 6EW

This much improved and re-appointed, 2 Bedroom semi-detached dormer Bungalow enjoys a refitted Kitchen, Spacious Lounge, Separate Dining Room and 2 Bedrooms (1 being a dormer Bedroom). With no upward chain - early viewing is essential!

Fairfield Drive enjoys a prime sought after cul-de-sac location leading off Stone Lane, within historic Kinver Village known for its National Trust – Kinver Edge and Rock Houses offering delightful countryside walks and the Village itself with its range of amenities, restaurants and pubs.

With gas central heating, UPVC double glazing and comprising; Reception Hall, Bedroom 2, Shower Room, Dining Room, Lounge, Conservatory, Kitchen, Dormer Bedroom, Garage and rear Garden.

OVERALL, THIS IS A QUALITY DORMER BUNGALOW WHERE INTERNAL INSPECTION IS HIGHLY RECOMMENDED!

There is a Reception Hall which has an airing cupboard and doors to the ground floor accommodation.



The spacious Lounge is located at the rear of the property and features a wall mounted electric fire and sliding doors opening to the Conservatory. The Conservatory has a polycarbonate roof and sliding patio doors to the rear Garden.

The Kitchen is fitted with a range of white shaker style wall and base cupboards with worktops and splashback tiles, an inset sink and drainer, built in oven and gas hob with extractor fan above and space for additional appliances. Furthermore, the Worcester boiler is concealed within a cupboard and there is a door leading into the side entry.

The Dining Room is located at the front of the property and has stairs to Bedroom 1. Bedroom 1 is a double room and benefits from eaves storage.

Bedroom 2 is located at the front of the property and has UPVC double glazed window. The Shower Room is fitted with a contemporary white suite comprising; wc, wash hand basin with storage below, shower cubicle with electric shower, vertical radiator, spotlights, tiled floor, ½ tiled walls and loft access.

The side entry has access into the Garage and a door leading out into the rear Garden. The Garage has an up and over door, electric, lighting and window to rear Garden.

Externally, the rear Garden is over two levels and benefits from paved patio and gravelled area and steps up to lawn.



FLOOR PLANS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Tenure: Freehold
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 <https://www.leeshaw.com/downloads/referral-fees.pdf>

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