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Maidensbridge Gardens
Wall Heath

8 Maidensbridge Gardens, Wall Heath, Kingswinford DY6 0JF

This 4 Bedroom David Payne Detached Family Home has been adapted, improved and re-appointed and is well worth internal inspection to fully appreciate.

Maidensbridge Gardens is a highly desirable cul-de-sac address, leading off Maidensbridge Road and the property enjoys an end position approached from the head of the cul-de-sac in a shared Driveway. Wall Heath is well placed for schools and offers a good range of local amenities, with further facilities in nearby Kingswinford.

The property benefits from gas central heating, double glazing and accommodation comprising: Reception Hall, refitted Guest Cloakroom, Lounge, refitted Breakfast Kitchen, Rear Garden Room, Dining Room, Landing, 4 good size Bedrooms (All with wardrobes), refitted En-Suite to Bedroom 1, refitted House Bathroom and Garage (used as Utility). There is Driveway parking to the front and a west facing Rear Garden.

OVERALL, A QUALITY FAMILY HOME AT A GREAT ADDRESS. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is an extended Reception Hall with composite front door, 2 UPVC double glazed front windows, stairs to 1st Floor with spindle balustrade and 2 radiators. There is a refitted Guest Cloakroom having a white suite with WC having concealed cistern, basin with vanity drawers below, tiled splashback, X-pelair, 2 recessed ceiling lights and obscure UPVC double glazed high-level side window.

The Lounge is a generous size, to the front, having UPVC double glazed bay window, radiator, wall mounted gas fire and UPVC double glazed side bay window.

There is a refitted Breakfast Kitchen having a range of grey gloss style wall, base cupboards and drawers, Corian worktops, sink and mixer tap, Neff built-in oven, Neff integrated microwave, gas hob with cooker hood over, integrated fridge, integrated dishwasher, small breakfast bar, UPVC double glaze rear window, recessed ceiling lights and tiled floor and wide opening to the Garden Room.

The rear Garden Room has a vaulted ceiling with 2 Velux double glazed roof windows, recessed lights, UPVC double glazed rear and side windows and UPVC double glazed doors to Garden, tiled floor, radiator and opening at the side to the Dining Room with radiator half-moon style obscure timber double glazed side window, Velux double glazed roof window and doorway to Hall.

On the 1st Floor there is a Landing with UPVC double glazed side fixed window, spindle balustrade to stairs, loft access (with ladder, part boarding and gas central heating boiler) and doors to 4 Bedrooms and Bathroom.

Bedroom 1 has a double and single white gloss style wardrobes with 2 double bridging top cupboards, 2 bedside cupboards, UPVC double glazed rear window, radiator and recessed ceiling lights. A door gives access to the refitted En-suite having a white suite with shower cubicle having bi-fold door and waterfall shower, WC with grey gloss concealed cistern, combined semi recessed basin with vanity cupboards below, graphite ladder radiator, obscure UPVC double glazed side window, tiled walls and recessed ceiling lights.

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Bedroom 2 has a UPVC double glazed window, radiator, double & single beech style wardrobe, double & single bridging top cupboard and matching 4 drawer unit.

Bedroom 3 has 2 double and 1 single wardrobe (to one wall), UPVC double glazed window and radiator.

Bedroom 4 has 2 double beech style wardrobes, matching corner desk, further base cupboard to match, laminate floor, UPVC double glazed window and radiator.

There is a refitted Bathroom with white suite including bath having side shower screen and Triton shower over, obscure UPVC double glazed window, WC with grey gloss concealed cistern, combined semi recessed basin with grey gloss vanity cupboards, tiled walls, recessed ceiling lights and graphite ladder radiator.

The Garage/Utility has side opening entrance doors, a range of grey gloss wall and base cupboards, worktop, sink with mixer tap, appliance space and strip light.

The Rear Garden is west facing with porcelain tiled patio and side path, with gate to front, low wall and step to lawn, left side and rear shrub border, smaller porcelain tiled patio and External Store.

At the front, there is a good size block paved Driveway and low retaining wall to gravel border.

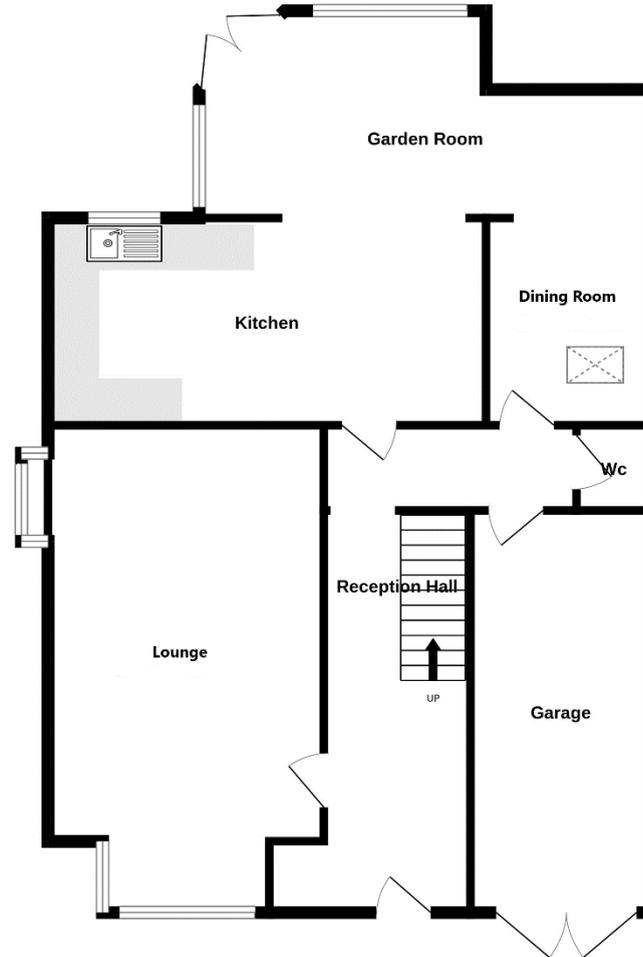
Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: mains water, electricity, drainage and gas are connected to the property. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band E.



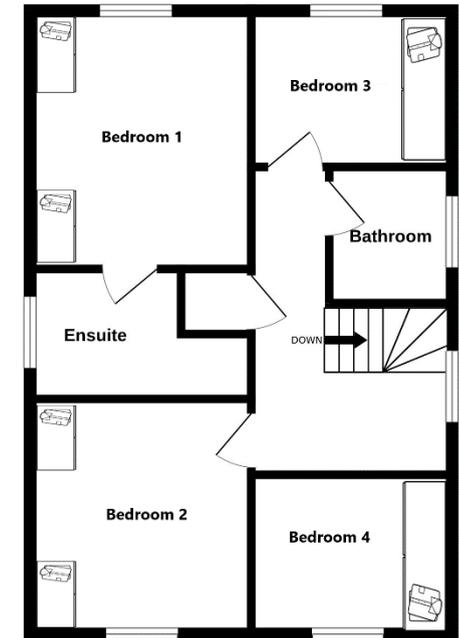


FLOOR PLANS

Ground Floor



1st Floor



- Reception Hall:**
21'11" x 6'10 & 10'9" (6.68m x 2.09m & 3.28m)
- Guest Cloakroom**
- Lounge:**
21'4" x 12'8" (6.50m x 3.86m)
- Kitchen:**
20' x 9'7" (6.09m x 2.92m)
- Garden Room:**
11'2" x 10'10" (3.42m x 3.30m)
- Dining Room:**
16'5" x 7'6" (5.01m x 2.29m)
- Landing**
- Bedroom 1:**
11'10" x 9'9" (3.62m x 2.98m)
- En-Suite:**
6'11" + shower x 6'1" (2.12m x 1.86m)
- Bedroom 2:**
10'7" x 9'8" (3.23m x 2.96m)
- Bedroom 3:**
9'10" incl. w x 8'11" (3.01m x 2.72m)
- Bedroom 4:**
9'10" incl. w x 7'2" (3.01m x 2.19m)
- Bathroom:**
7' x 5'11" (2.14m x 1.80m)
- Garage/Utility:**
16'8" x 8' (5.09m x 2.44m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 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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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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