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**Oaklands**  
6 Great Western Way, Kingswinford

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## Oaklands, 6 Great Western Way, Kingswinford, DY6 7BA

Built by Taylor Wimpey in 2018 to their The Ashwell design and being their ex show home, this immaculately presented four bedroom detached family home offers immense space and well planned accommodation throughout, with versatile layout to the ground floor comprising of an open-plan Kitchen/Living Area, two separate reception rooms and useful ground floor Cloakroom. To the first floor, there are 4 generous bedrooms with an en-suite to Bedroom 1 as well as a stylishly fitted Family Bathroom. The property is located on the popular Himley View development just off Stallings Lane. The property is within travelling distances to amenities in Kingswinford and Gornal villages, good schools and public transport links. Further to this, the property enjoys ample off road parking for 4 cars with electric gated entrance, gas central heating boiler and UPVC double glazing throughout.

Accommodation is over two floor and briefly comprises; Reception Hallway with ground floor Cloakroom off, contemporary Lounge, Dining Room, Kitchen/Family area with patio doors to the rear Garden, Landing, Bedroom 1 with en-suite, 3 additional Bedrooms, Family Bathroom, private rear Garden and a double Garage.

OVERALL A BEAUTIFULLY PRESENTED FAMILY HOME WHICH IS READY TO MOVE INTO. INTERAL INSPECTION IS HIGHLY RECOMMENDED.



On approach, you are greeted by a block paved frontage which leads to the property's wrought iron electric gates onto a side driveway which has parking for 4 cars and double Garage. There are also wrought iron railings and gate leading up to the composite front door with a variety of shrubs and lawned area. On entrance to the property, the front door leads through to the inviting Reception Hallway, which intern has a Guest Cloakroom and stairs to the first Landing.

The contemporary Lounge features attractive cinema wall with Alexa lighting and a bay window to the front elevation. The remote controlled electric fire creates a homely feel and is a perfect setting for the room.

The Dining Room is also situated at the front with a bay window and has a useful understairs storage cupboard.

The Kitchen/Living Area is fitted with range of shaker style units with granite worktops and upstands that incorporates an inset sink and drainer, inset 'AEG' oven with gas hob and extractor fan above, dishwasher, washing machine and fridge freezer. Further to this, the boiler is set beyond a unit that houses the 'Logic' gas central heating boiler. There is an additional living space which has patio doors leading out to the rear Garden.



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To the first floor, the Landing has a useful storage cupboard and there are doors to;

Bedroom 1 benefits from built in wardrobes with sliding mirror doors and two window to the front elevation creating plenty of natural light. There is a stylishly fitted en-suite off comprising; wc, pedestal basin, enclosed shower cubical, vertical radiator and Amtico flooring.

There are 3 further good size Bedrooms, of which Bedrooms two and four benefit from built in wardrobes whilst Bedroom four could also be used as an office space, perfect for those who work from home. The Family Bathroom has a suite comprising; wc, pedestal basin, bath with waterfall shower head over, vertical radiator and Amtico flooring.

Externally, the private and low maintenance rear Garden which has recently been landscaped benefits from Indian slate patio and Astro Turf lawn beyond giving a manicured appearance. Further to this, there is gated side access, outside tap, a door to the double Garage which has an electric up and over door, lighting and power points.

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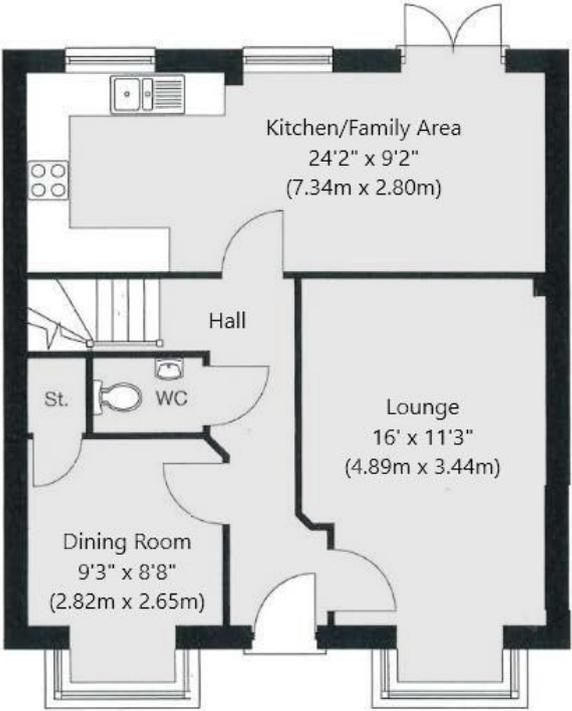
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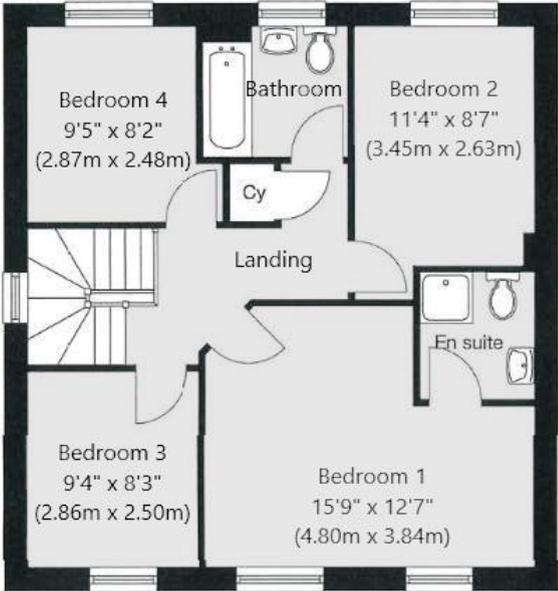


# FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**GROUND FLOOR**



**FIRST FLOOR**

**PLAN NOT TO SCALE  
DIMENSIONS TAKEN FROM THE ORIGINAL TAYLOR WIMPEY FLOOR PLAN**



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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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The Cross Offices, Summerhill  
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622  
kingswinford@leeshaw.com www.leeshaw.com

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