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11 Cumberland Close  
Kingswinford

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11 Cumberland Close, Kingswinford, DY6 8JE

This improved, re-appointed and well presented, modern 4 Bedroom Detached Family Home enjoys a great cul-de-sac location leading off Auckland Road and is well worth early inspection to fully appreciate.

The property is set back beyond a block paved Driveway, to the front, providing off road parking leading to the single Garage and there is a Rear Garden with patio and lawn.

With gas central heating, UPVC double glazed windows and briefly comprising: Through Reception Hall, Guest Cloakroom, Lounge, Dining Room, refitted Kitchen, Landing, 4 Bedrooms (3 with wardrobes) and refitted Bathroom.

OVERALL, A QUALITY FAMILY HOME WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Reception Hall with composite double glazed front door, oak floor, stairs off to 1<sup>st</sup> Floor with spindle balustrade, Store (below) and Guest Cloakroom having a modern white suite with wc having concealed cistern, basin and tiled splash back, side window, oak floor and chrome ladder radiator.

The Lounge has a mantel fireplace with hearth and inset fire, oak floor, bay window to front and with door leading to the separate Dining Room, also with oak floor and rear window.

The Kitchen is accessed from the Hall and the Dining Room and has been refitted having a range of cream wall and base cupboards, worktops and matching splash backs, sink and mixer tap, small breakfast bar, 2 Neff ovens (one with hide & slide door and the other with combined microwave), Neff induction hob with cooker hood over, integrated Neff dishwasher, tall housing with integrated fridge freezer and adjoining pull out larder unit, under cupboard lights, recessed ceiling lights, cupboard housing the Worcester gas central heating boiler, rear window and door to Garden.

On the 1<sup>st</sup> Floor there is a Landing having Airing cupboard (with tank) and doors to 4 Bedrooms and Bathroom.

Bedroom 1 has a range of white built-in wardrobes having 5 doors, matching wide base cupboard/drawer unit, 2 matching bedside drawer units and headboard.

Bedroom 2 has a wardrobe over the stair head, Bedroom 3 has access to the loft (with ladder) and Bedroom 4 has a built-in wardrobe.



The refitted Bathroom has a modern white suite including bath with side screen and Grohe shower over, basin, wc, tiled walls, tiled floor, window, chrome ladder radiator and recessed ceiling lights.

There is an Integral single Garage having up and over door, power points and side pedestrian door.

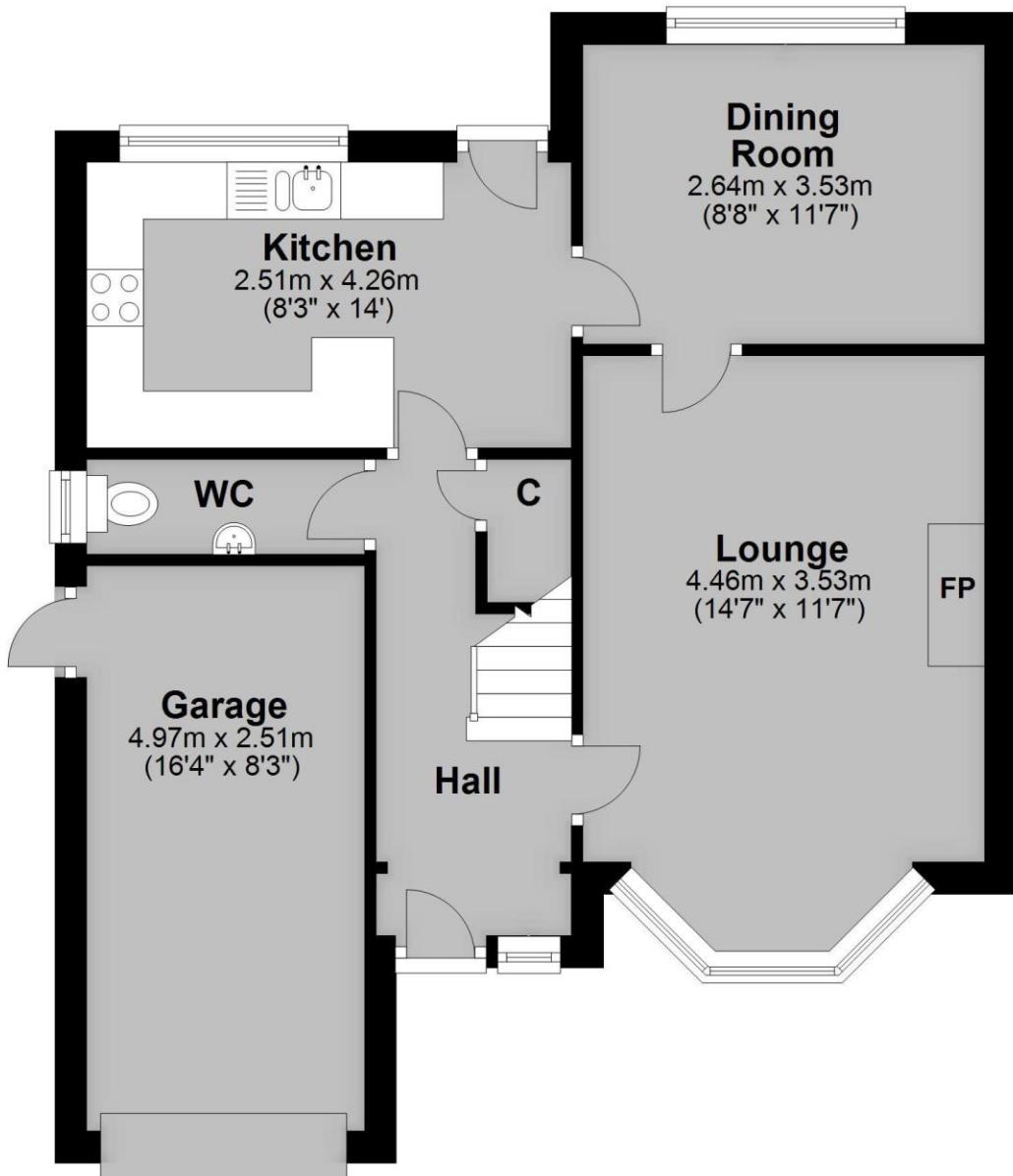
The Rear Garden has a wide paved patio with low curved brick wall having 3 steps to the shaped lawn with borders, right corner circular patio, walk through side timber shed, Canopy over the Kitchen door, rear tap and side path with gate to front.

There is a block paved Driveway to the front providing off road parking, front hedge, gravelled area with Magnolia tree and part conifer border.

Tenure: Freehold  
Council Tax Band: E

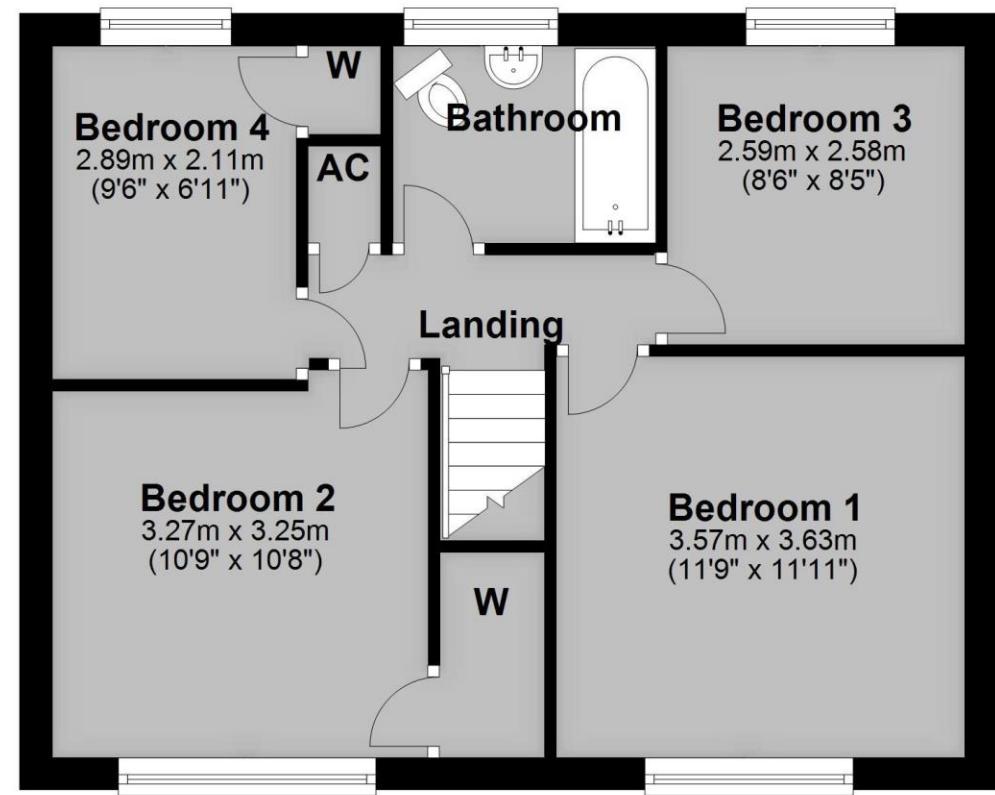
## Ground Floor

Approx. 60.0 sq. metres (645.3 sq. feet)

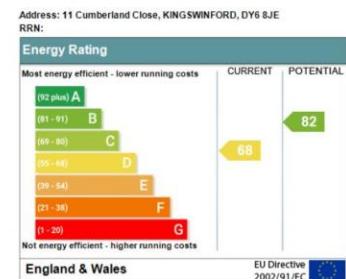


## First Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



Total area: approx. 109.4 sq. metres (1177.8 sq. feet)





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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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