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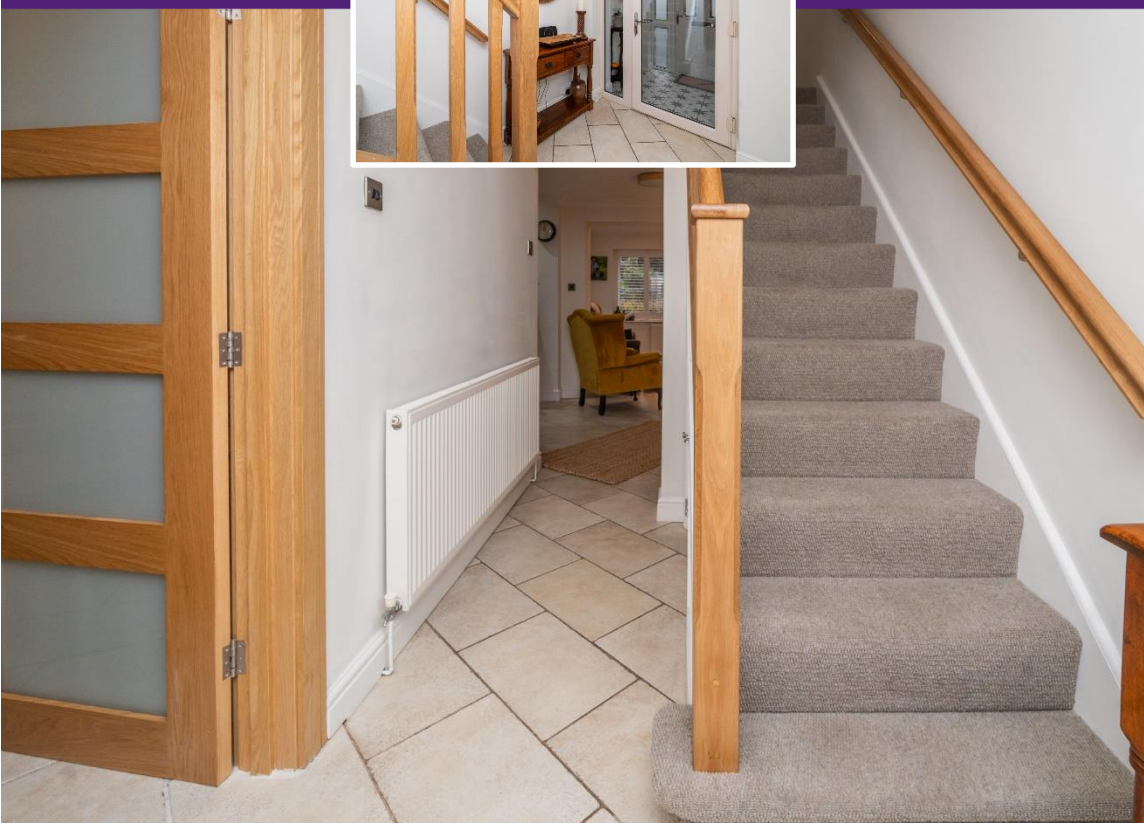
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The Holloway
Swindon

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12 The Holloway, Swindon, Dudley DY3 4NT

This Stunning, 3 Bedroom Extended Semi-detached Family Home is truly immaculate, beautifully presented and superbly re-appointed to a high standard, offering turn the key move in ready condition, where early inspection is highly recommended.

The property has been extended to the rear creating an open-plan Kitchen/Dining/Sitting Room and other features include a superb Ground Floor Wet Room, Front Sitting Room with log burner, fitted wardrobes in 2 Bedrooms, stunning 1st Floor Shower Room and benefits from replacement double glazed windows/doors (some with window shutters), making for great kerbside appeal with Driveway to front and additional Garden was purchased to provide a larger Rear Garden, that elevates to the rear, making for a delightful backdrop.

With gas central heating and comprising: Porch, Hall, Front Sitting Room, open-plan Kitchen/Dining/Sitting Room, Ground Floor Wet Room, Front Store/Utility (with electric door), Landing, 3 Bedrooms and Shower Room.

OVERALL, A STYLISH SUPERBLY IMPROVED AND UPDATED PROPERTY THAT MUST BE SEEN TO FULLY APPRECIATE – DON'T DELAY – VIEW QUICKLY.

On the Ground Floor, there is a Porch Entrance with composite double glazed front door and UPVC double glazed side screens, UPVC double glazed side window, tiled floor and UPVC double glazed door and screen to Reception Hall.

The Hall has a tiled floor and opens at the rear into the open plan Kitchen/Dining/Sitting room and there is a staircase to the 1st Floor having oak spindle balustrade with low-level storage below.

An oak glazed door leads off to the Sitting Room, to the front, with recessed fireplace having hearth with log burner and UPVC double glazed bow window with shutters.

There is an open-plan Kitchen/Dining/Sitting room with the Kitchen Area having a range of oak style wall and base cupboards, worktops and upstands, sink and mixer tap, Rangemaster range cooker with Rangemaster cookerhood over, integrated dishwasher, recessed ceiling lights, under cupboard lights to part, UPVC double glazed rear window, tiled floor and Dining Area with tiled floor, table space, door to Wet Room, door to Rear Passageway and opening to rear Sitting Area with vaulted ceiling, having recessed lights, 2 double glazed roof windows, tiled floor, feature wall, UPVC double glazed window with shutters and UPVC double glazed side patio door to rear Garden.

There is a large Wet Room being stylish with part tiling, tiled floor with drainage point to corner having waterfall shower over, white WC and wash basin, recessed ceiling lights, wall mirror with touch control light, extractor and tall chrome ladder radiator.

The Rear Passageway has a tiled floor, part double glazed composite door to Garden and leads to the Front Store/Utility having electric shutter door, radiator, tiled floor and Worcester gas central heating boiler

On the first floor, there is a Landing with obscure double glazed side window, oak spindle balustrade, loft access and doors to 3 Bedrooms and Shower Room.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Bedroom 1 has a laminate floor, range of shaker style wardrobes and UPVC double glazed window with shutter.

Bedroom 2, at the rear, has a range of shaker style wardrobes and end shelving and UPVC double glazed window with shutter.

Bedroom 3 has a UPVC double glazed window with shutter, sloping stair head and laminate floor.

The refitted Shower Room has a walk-in shower, with drainage point to floor, feature panelling and waterfall shower over with side shower screen, white WC, vanity basin with drawer below and panel splashback, black ladder radiator, tiled floor, recessed ceiling lights, obscure UPVC double glazed window and round mirror with light.

There is a large Garden that elevates to the rear, having various levels and being well stocked, including a paved patio and pathway adjoining the rear Sitting Room. A brick wall and steps lead onto various terrace levels with shrub planting, interspersed with pathways and patios. There is an area to the side with a Summerhouse and gravel patio and the garden continues with further stepped pathways with additional patio areas and there is a rear shed.

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C.

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Porch & Reception Hall

Front Sitting Room: 11'11" x 10'11" (3.65m x 3.34m)

Dining Kitchen: 24'3" x 8'10" widens to 10'11" (7.39m x 2.70m & 3.35m)

Rear Sitting Area: 15'5" max x 9'10" (4.71m x 3m)

Ground Floor Wet Room: 9'4" x 5'8" (2.85m x 1.74m)

Rear Passageway

Front Store/Utility: 9'10" x 9'7" max (3m x 2.92m)

Landing

Bedroom 1: 11'11" x 9'8" +recess (3.64m x 2.95m)

Bedroom 2: 9'6" +recess x 9'1" (2.89m x 2.76m)

Bedroom 3: 8'1" max x 7'5" (2.48m x 2.27m)

Shower Room: 7'2" x 5'6" (2.18m x 1.69m)







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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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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.