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**Birchwood Walk**  
Kingswinford



# The **LEE, SHAW** Partnership

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## 26 Birchwood Walk, Kingswinford DY6 7HE

This improved, 3 Bedroom Semi-detached is ideally suitable as a Family Home or for a downsizer looking for a flexible Home with future proofing, having 1 Bedroom to the Ground Floor and 2 Bedrooms to the 1<sup>st</sup> Floor.

Birchwood Walk forms part of the Blanford Mere development leading off Stallings Lane and is approached from the rear, with Single Garage & Driveway and end of cul-de-sac position, whilst enjoying a delightful open Green aspect, to the front, towards Stallings Lane. The position is ideal for amenities, with Morrisons & Lidl Supermarkets close by and further amenities within Kingswinford & Wall Heath.

With gas central heating, double glazing and comprising: Lobby Entrance, Dining Hall, Ground Floor Bedroom, Refitted Ground Floor Shower Room, Lounge/Dining Room, Rear Conservatory, Kitchen, Side Passage/Utility, Landing, 2 1<sup>st</sup> Floor Bedrooms and 1<sup>st</sup> Floor Shower. The property is further enhanced by a rear south facing aspect.

OVERALL, THIS IS A PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE ITS SIZE AND LAYOUT. AVAILABLE WITH NO ONWARD CHAIN.

On the Ground Floor there is a Lobby Entrance with part obscure UPVC double glazed door and side screen, door to Utility and part glazed door and screen opening to the Dining Hall having an open tread staircase to 1st Floor UPVC double glazed front window, radiator, Store and doors leading off.

There's a Ground Floor Bedroom, to the front, having UPVC double glazed window, radiator, a range of Beech style freestanding wardrobes, matching bedside drawer unit and base unit incorporating 2 cupboards and centre drawers.

The refitted Shower Room has a white suite including a walk-in shower with side screen, semi-recessed basin with vanity cupboard below and combined WC with concealed cistern, ladder radiator, obscure single glazed timber window to Utility, extractor and built-in cupboard. There is part tiling and shower boarding to the shower.

There is a generous size Lounge/Dining Room having a fireplace with tiled hearth, wooden mantel and gas fire, radiator, door to Kitchen and UPVC double glazed rear French window with centre doors to Conservatory.

The Conservatory is UPVC double glazed with top opening windows, UPVC double glazed doors to Garden, tiled floor with electric underfloor heating and electric wall heater.

The Kitchen has a range of maple style wall and base cupboards, worktops, sink and mixer tap, Canon freestanding gas cooker, UPVC double glazed rear window and appliance space. A door gives access to the Side Passage/Utility having worktop, 3 base cupboards, 2 appliance spaces, radiator, skylight, strip light and obscure UPVC double glazed rear door to Garden.

On the 1st Floor there is a Landing with doors leading off to 2 Bedrooms and Shower Room. There is a large Bedroom, to the front, having 2 UPVC double glazed dormer windows (one fixed non-opener), 2 double wardrobes each with top cupboard and with bridging centre top cupboard and bridging drawer below.

There is a further Bedroom, to the rear, in 2 parts and there is a Cupboard (housing the Worcester gas central heating boiler) and there are 2 rear UPVC double glazed dormer windows and radiator.



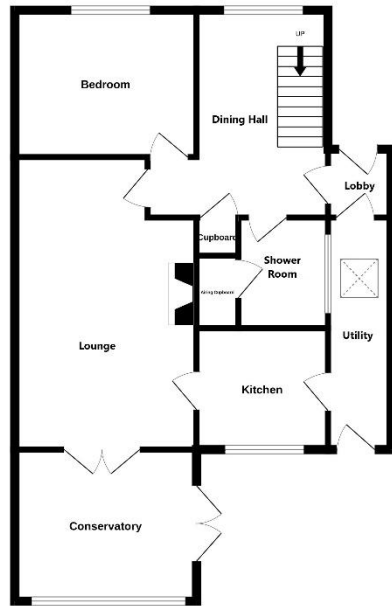




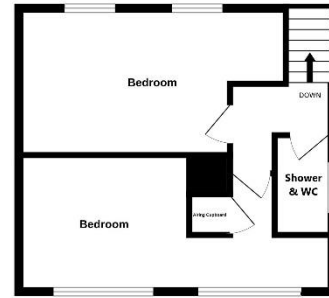


# FLOOR PLANS

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropack 6.2025

## Lobby

Dining Hall: 13'6" x 8'6" incl stairs & 11'72 max (4.12m x 2.61m & 3.53m)

Ground Floor Bedroom 1: 11'10" x 9'8" (3.61m x 2.95m)

Ground Floor Shower Room: 6'6" x 5'5" (1.99m x 1.67m)

Lounge/Dining Room: 19'5" x 11'9" (5.92m x 3.60m)

Rear Conservatory: 12'2" x 9'7" (3.71m x 2.93m)

Kitchen: 8'6" x 7'10" (2.61m x 2.40m)

## Landing

Bedroom 2: 17'4" max x 8'8" (5.28m x 2.65m)

Bedroom 3: 8'11" x 8'8" (2.71m x 2.64m) + additional area

Shower/Toilet: 5'8" x 4'11" (1.74m x 1.49m)

Garage: 17'6" x 8'1" (5.34m x 2.47m)





There is a separate Shower/Toilet having an open fronted tiled shower, including Triton shower, WC, radiator and obscure UPVC double glazed side window.

There is a rear single Garage (to the rear) having side opening entrance doors, twin power point and strip light.

The Rear Garden is south facing having a patio area with low wall to borders, fence and wrought iron gate leading through to the Rear Driveway having side rockery border with conifers. The Driveway adjoins the rear Garage.

At the front, there is a gravel fore garden with centre planting bed.

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](https://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band C.

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

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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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