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12 Firs Road
Kingswinford

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12 Firs Road, Kingswinford, West Midlands, DY6 8EL

A well presented and deceptively spacious 2 Bedroom Semi-Detached property located in a pleasant cul-de-sac address in Kingswinford. This versatile family home offers generous accommodation throughout with an open-plan Lounge/Dining room, good size Kitchen and additional Reception room that is currently being utilised as a Utility room, however could be a great use of space as an additional Bedroom or even Home Office if required! Further to this, to the first floor there are two spacious double Bedrooms, externally there is a private rear Garden and to the front of the property, ample off road parking. Being conveniently situated close to a range of amenities in Kingswinford village, public transport links and with reputable schooling on the doorstep. With gas central heating, UPVC double glazing throughout, this would make an ideal home for a first time buyer!

Accommodation is over two floors and briefly comprises; Reception Hallway, Lounge/Dining room with patio doors to the rear Garden, Kitchen, Utility room with doors to the front and rear of the property, Landing with useful airing cupboard, 2 double Bedrooms, family Bathroom and private rear Garden.

A QUALITY AND PARTICULARLY SPACIOUS FAMILY HOME LOCATED IN A QUIET CUL-DE-SAC. AN IDEAL HOME FOR A FIRST TIME BUYER! INTERNAL INSPECTION ADVISED.



On approach, you are greeted by a gravelled driveway providing ample off road parking for multiple vehicles. On entrance to the property, the inviting Reception Hallway has stairs to the first floor Landing and doors giving access to;

The open-plan Lounge/Dining room has a feature electric wall mounted fire, French doors that give access to the rear Garden and a further door leads into the Kitchen. The Kitchen is fitted with a range of white 'shaker style' units with laminate worktops that incorporate an inset sink, inset gas hob with extractor fan over, there is a built in electric oven and space for a fridge/freezer. In addition, a door leads through to the Utility room.

The Utility has a worktop with space beneath for a washing machine and tumble dryer, there is tiled flooring, feature 'Velux' window, French doors that give access to the rear Garden and a further UPVC door to the front gives access to the driveway.



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To the first floor, the Landing has useful loft hatch access, there is an airing cupboard that houses the recently upgraded 'Baxi' gas central heating boiler and doors lead to;

There are two spacious Double Bedrooms, of which Bedroom one benefits from wardrobes.

The family Bathroom is fitted with a white suite comprising; wc, pedestal basin and bath with electric shower over.

Externally, the private rear Garden enjoys a spacious paved patio area with shallow steps that lead to an extensive lawned area. To the side of the Garden there are double gates providing useful side access if required. In addition, there is outside security lighting and an outside tap.

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FLOOR PLANS



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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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