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Lodge Lane  
Kingswinford

## Kensington House, Lodge Lane, Kingswinford DY6 9XE

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Rare and outstanding opportunity at this prime, sought after address. This modern 4 Bedroom Detached Family property has been substantially updated and re-appointed by the present owners, with an emphasis on style and quality, making this a ready made Home where internal inspection is essential to fully appreciate.

The property is well situated just into Lodge Lane and is ideally placed for amenities, local schools and benefits from an open farmland aspect opposite providing a delightful outlook. The property is also further enhanced by a Detached Garage to the front and block paved Driveway providing off road parking together with a south facing Rear Garden.

With gas central heating, UPVC double glazing and comprising: Reception Hall, refitted Guest Cloakroom, Lounge, separate Dining Room, refitted Kitchen, refitted Utility Room, Landing, Large Master Bedroom with wardrobes and refitted En-Suite, 3 further Bedrooms (all with wardrobes and Bedroom 3 & 4 with built-in concealed drop down beds – Bedroom 3 & 4 were fitted by Strachan) and refitted House Bathroom.

OVERALL, THIS IS A PROPERTY NOT TO BE MISSED AND EARLY VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Canopy Entrance with recessed lights and composite front door with double glazed side screens leading to a good size Reception Hall having stairs off to 1<sup>st</sup> Floor with spindle balustrade (storage fitted by Strachan below) and vertical radiator.

A door gives access to the refitted Guest Cloakroom having a white suite with wc having beech style concealed cistern, basin with beech style vanity cupboard below, part tiled walls, tiled floor, side window, recessed ceiling lights and chrome towel rail radiator.

There is a Lounge to the front having bay window with pleasant aspect to farmland opposite and a mantel fireplace with hearth and inset fire. Glazed doors open to the Rear Dining Room having rear doors to the Garden and this also gives access to the Kitchen.

The Kitchen has been refitted and includes a modern range of stylish grey gloss wall/base cupboards with quartz worktops and upstands, sink with Quooker boiling water tap, tall cupboard, Rangemaster Professional range cooker with Rangemaster cooker hood over, integrated AEG dishwasher, small quartz top breakfast bar with drawers below, rear window, recessed ceiling lights and low level plinth lighting, vertical radiator and door to Hall. An archway gives access to the refitted Utility Room, also with quartz worktop and grey gloss base cupboards, wine cooler, side fixed window, front and rear part double glazed UPVC door and Viessmann gas central heating boiler.

On the 1<sup>st</sup> Floor there is a Landing having loft access (with ladder), Airing Cupboard (with Tempest hot water storage tank) and doors to 4 Bedrooms & Bathroom.

The main Bedroom is a generous size, being L Shaped, having 2 double built-in wardrobes and there is a front window with pleasant aspect to farmland opposite. A refitted En-Suite leads off having a wet room shower with tiled floor having drainage point and curved shower screen with waterfall shower over, white wc with beech style concealed cistern, basin with beech style vanity cupboard below, tiled walls, side window, chrome ladder radiator and electric underfloor heating.





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Bedroom 2 is a double size room having a range of built-in wardrobes with top cupboards, shelving and dressing table unit and rear window.

Bedroom 3 has a built-in double wardrobe and adjacent unit having drop down single bed (this discreetly folds away when not in use) and there is a dressing table and rear window.

Bedroom 4 has a built-in double wardrobe and adjacent unit having drop down single bed (this discreetly folds away when not in use) and there is a desk with shelving over, drawer unit with shelving over and front window.

The House Bathroom has been refitted and has a white suite with feature bath, wc, basin, shower cubicle with side screen and sliding entrance door with waterfall shower over, tiled walls, tiled floor with electric underfloor heating, side window, shaver point, recessed ceiling lights and extractor.

There is a Detached Garage with electric shutter door, tiled floor, strip lights, loft access with ladder, 2 side fixed windows, sink and pedestrian side door.

At the front there is a sloping block paved Driveway providing off road parking with secure wrought iron fence and gate opening a split level block paved area between the Garage and front entrance with side small lawn with borders and block paved pathway leading to the Rear Garden.

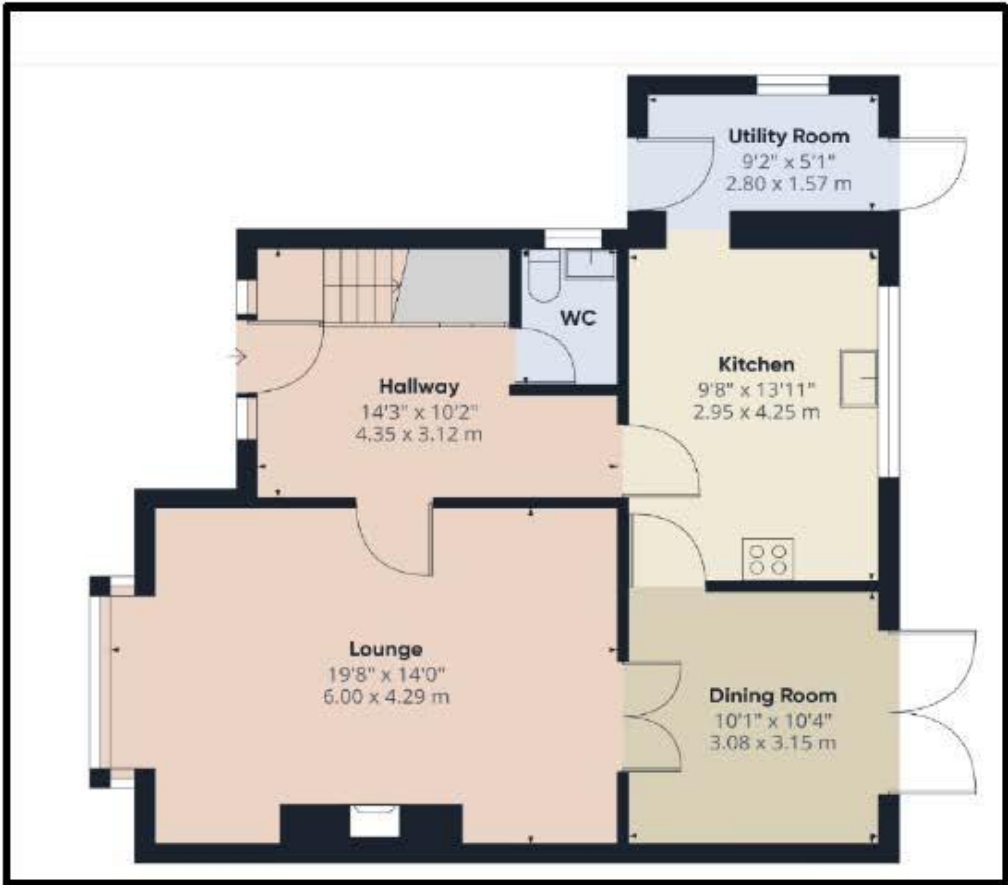
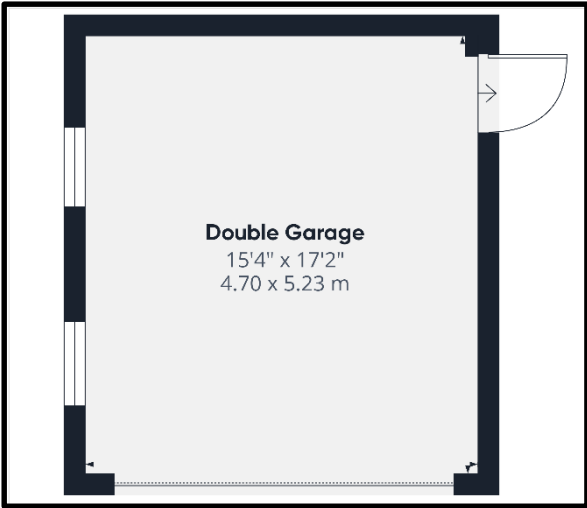
The Rear Garden enjoys a south facing aspect with block paved patio, pond and gravel area, paved patio with pergola over, shaped lawn with side and rear borders and shed to corner.

Tenure: Freehold  
Council Tax Band: F





# FLOOR PLANS





## ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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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