



RICS

the mark of
property
professionalism
worldwide

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

20e Broad Street
Kingswinford

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

20e Broad Street, Kingswinford, DY6 9LR

This well presented 3 bedroom mid-terraced house is located in the old quarter of Kingswinford. The property boasts spacious accommodation throughout, with a generous Lounge and separate Dining Room and a Kitchen which leads out to rear Garden. To the first floor there are 3 well proportioned bedrooms and bathroom. Being located in a quiet position the property is situated within a popular Kingswinford address, just moments from Kingswinford village. There is a range of amenities and on the doorstep to public transport links and within catchment area for good primary and secondary schools. With gas central heating and attractive replacement UPVC anthracite grey double glazed windows throughout, internal inspection is advised to appreciate the overall layout.

Accommodation is over two floors and briefly comprises: Entrance Hall, Lounge, Dining Room which opens through to the Kitchen, ground floor WC, 3 bedrooms, family bathroom and good size south facing rear Garden with side access.

VIEWING IS HIGHLY ADVISED TO APPRECIATE THE SIZEABLE ACCOMMODATION IT HAS TO OFFER AND IS PERFECTLY LOCATED FOR KINGSWINFORM VILLAGE!

On approach, you are greeted by a picket fence and gate with lawn area beyond. On entrance to the property, the composite door leads through to the inviting Reception Hallway where there are stairs to first floor landing and door to;



The spacious Lounge is located to the front of the property and has a large window which provides ample natural lighting. There is a multi-fuel stove with wooden fire surround.

From the Lounge, there is a Dining Room which leads into the Kitchen, the Dining Room benefits from French doors leading out to the rear Garden and a downstairs WC with hand wash basin. The Kitchen is fitted with a range of 'shaker style' units with laminate worktops that incorporate an inset sink and drainer, there is an inset gas hob with extractor fan over, built in oven, fridge freezer, tumble drier and an additional freezer. There is additional space for other appliances. Further to this, there is a cupboard which houses the 'Worcester Bosch' boiler.

To the first floor, the landing has loft access which has been boarded throughout and doors to;

There are 3 good sized Bedrooms of which Bedroom one and three overlook the rear Garden. The Bathroom is fitted with a contemporary white suite comprising; wc, pedestal basin and corner bath with shower over. In addition there is a useful airing cupboard which is currently being used for storage.

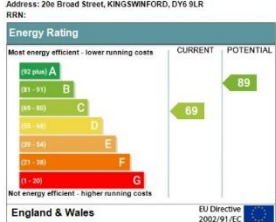
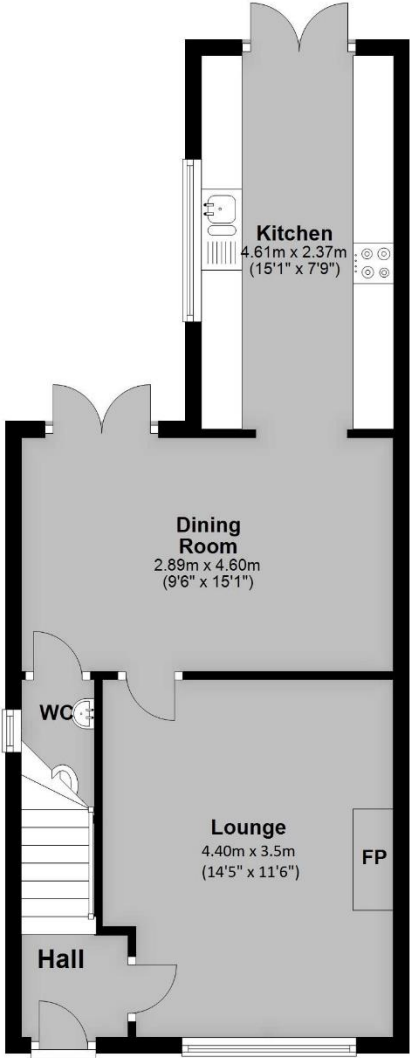
Externally, the mature south facing rear Garden has a generous paved patio area with steps leading up to the vast lawn beyond. Throughout the garden there are well stocked borders and an abundance of mature shrubs and trees. In addition, there is an outside tap and secure gated side leading to the entry/passageway.



FLOOR PLANS

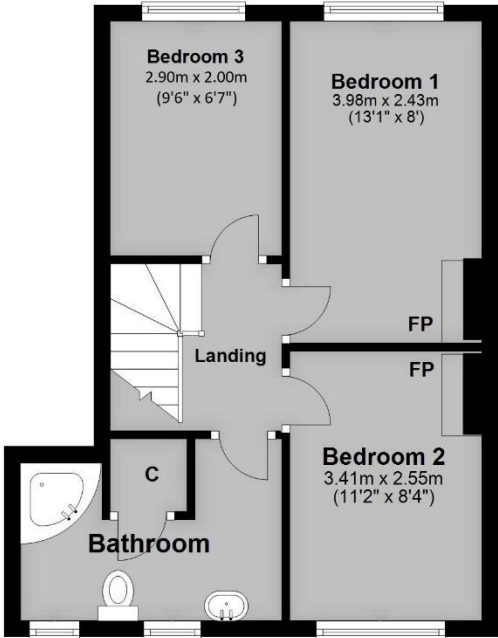
Ground Floor

Approx. 45.2 sq. metres (486.4 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.9 sq. feet)



Total area: approx. 78.7 sq. metres (847.3 sq. feet)

Council Tax Band: A

Tenure: Freehold



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

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>



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com www.leeshaw.com

We don't sell houses
we sell **homes.**