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**Water Street**  
Kingswinford



86 Water Street, Kingswinford DY6 7QD

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Quality, style and with wow factor, this is a fabulous Family 3 Bedroom (1 En-Suite) Semi-detached, improved and updated and finished to a high standard, making it a stand out Home, where early inspection is recommended.

Water Street is a much sought after location, where the property is well positioned opposite Kingswinford School, together with St Mary's Primary School also within walking distance and excellent amenities at the centre of Kingswinford, all on the doorstep, making it ideal and convenient.

The interior has been comprehensively refitted including the stunning Kitchen, Guest Cloakroom, En-Suite (to Bedroom 1) and House Bathroom also with shower cubicle. Add to this, the large Rear Garden Room, widened Driveway providing off road parking and the mature landscaped Rear Garden with large porcelain tiled patio, and this is a Family Home ticking many boxes.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom, Dining Room, Lounge opening to Garden Room, Kitchen, Utility, Landing, 3 Bedrooms (Bedroom 1 with En-Suite Shower Room) and House Bathroom.

OVERALL, A FANTASTIC OPPORTUNITY – NOT TO BE MISSED – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Canopy Entrance with recessed light, composite front door and obscure UPVC double side screens to the through Reception Hall having a tiled floor, school style radiator, stairs to 1st Floor with oak spindle balustrade, Store (below), recessed ceiling lights and doors leading off.

There is a refitted Guest Cloakroom having a white suite with WC having concealed cistern, semi recessed basin with vanity cupboard below, tiled splashback, tiled floor, ladder radiator, X-pelair and recessed ceiling lights.

The Dining Room has a mantel fireplace with tiled hearth, UPVC double glazed front bay window and laminate floor.

There is a middle Lounge with mantel fireplace having tiled hearth (**log burner is not included**), vertical grey radiator and wide opening to the rear Garden Room having a vaulted ceiling with 2 Velux double glazed roof windows, there is UPVC double glazing with 6 top opening windows, double doors to garden, 2 radiators, recessed ceiling lights and power points.

The Kitchen has been refitted with a range of dark blue wall and base cupboards with copper handles, contrasting worktops, rear UPVC double glazed bay window with glazed roof, white one and a half bowl sink and mixer tap, double base cupboard and base cupboard with integrated Bosch dishwasher, Bosch 4 burner gas hob with Bosch cooker hood over, Bosch self cleaning built-in oven and Bosch microwave oven with cupboard over and drawers below, tall cupboard, tall cupboard with integrated AEG fridge freezer, under cupboard lights, recessed ceiling lights and obscure UPVC double glazed door to Utility Room.



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The rear Utility Room has a sink and a mixer tap, cream gloss base cupboard, worktop and 2 appliance spaces, tiled splashback, obscure UPVC double glazed fixed window, part obscure UPVC double glazed rear door to Garden and door to Garage.

On the 1st Floor, there is a Landing with UPVC double glazed front window, school style radiator, access to loft (with ladder and being part boarded with two roof windows) and doors to 3 Bedrooms and Bathroom.

Bedroom 1 has a range of grey built-in wardrobes, 2 matching 3 drawer bedside cupboards, matching dressing table, UPVC double glazed rear window and door to En-suite. The En-suite includes a white suite with walk-in shower having screen door, basin, WC with concealed cistern, tiled walls, recessed ceiling lights, chrome ladder radiator, extractor and tiled floor.

Bedroom 2 has a range of grey built-in wardrobes, desk unit with drawers, matching drawer unit and UPVC double glazed bay window. Bedroom 3 is another good size room with rear UPVC double glazed window.

There is a refitted Bathroom having a white suite with bath, wide basin with vanity drawers, WC, corner shower cubicle with curved screen door, tiled walls, tiled floor, 2 side obscure UPVC double glazed windows (one fixed), recessed ceiling lights and chrome ladder radiator.

There is a reduced length Garage having side opening metal doors, strip lights, power points and Worcester gas central heating boiler.

The Rear Garden is a good size providing a mature backdrop to the property, having a large porcelain tiled patio, raised Koi pond (fish not included), good size lawn, borders and 2 sheds.

At the front, there is a widened Driveway providing off-road parking.

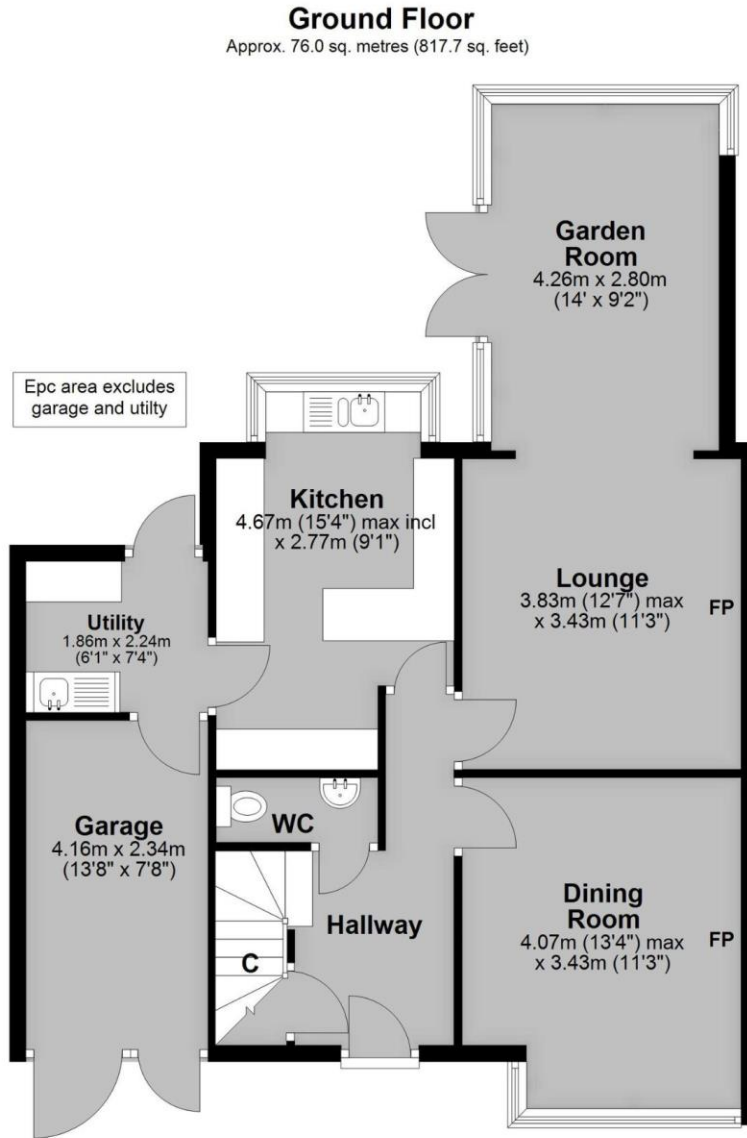
Tenure: Freehold    Council Tax Band: C



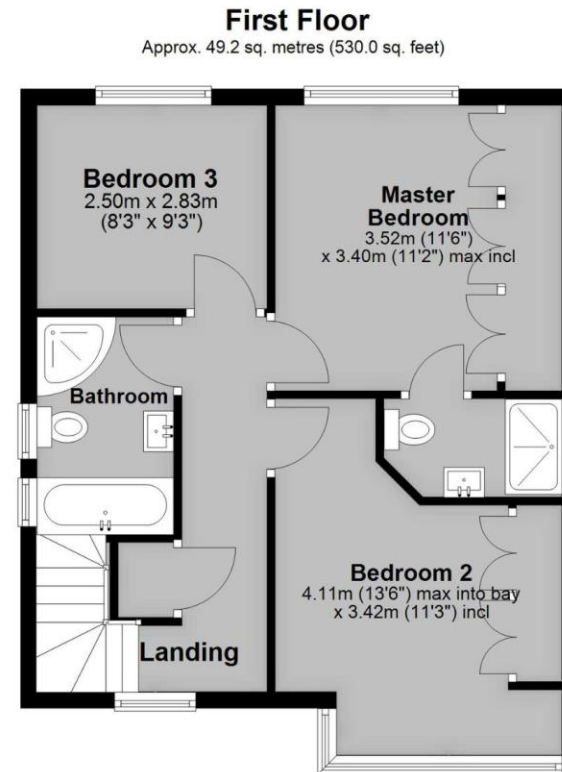
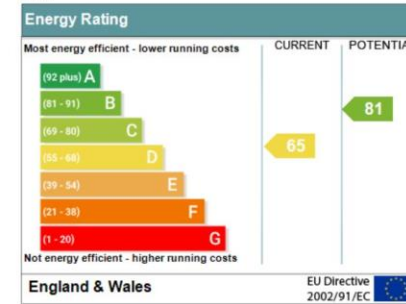




# FLOOR PLANS



Address: 86 Water Street, KINGSWINFORD, DY6 7QD  
RRN:



Total area: approx. 125.2 sq. metres (1347.7 sq. feet)





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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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**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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

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

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