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110 Court Crescent  
Kingswinford



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## 110 Court Crescent, Kingswinford DY6 9RN

This well presented 3 bedroom semi-detached family home is located along a much sought after address in Kingswinford. The spacious property benefits from well planned accommodation throughout, with a modern Kitchen and 2 additional Reception rooms. This ideal family home is well placed for a range of amenities and within catchment area for good primary and secondary schools. Further to this there are public transport links close by and the property is within walking distance to Kingswinford Village. In addition to this, there is 'Worcester Bosch' gas central heating and double glazing. The property is available with no upward chain!

Accommodation is over two floors and briefly comprises; Reception Hallway, Lounge, Dining Room with doors to rear Garden, Modern Kitchen/Diner, WC, Landing, 3 good sized Bedrooms, family Bathroom, single Garage and rear Garden.

OVERALL A QUALITY FAMILY HOME LOCATED AT A SOUGHT AFTER ADDRESS WITH NO UPWARD CHAIN.

On approach, you are greeted by a block paved driveway, providing ample off road parking for multiple vehicles, pod point electric car charger, lawned area to the side and steps up to front door. On entrance to the property, the UPVC front door leads through to the inviting Reception Hallway which has stairs to first floor Landing, understairs cupboard that houses the 'Worcester Bosch' gas central heating boiler and doors to;



The Lounge is located to the front of the property and enjoys a wall mounted gas fire and bay window. The rear Dining Room benefits from French doors to rear Garden.

The L shaped Kitchen/Diner is fitted with a range of grey wall and base units with wooden concrete effect worktops that incorporate an inset sink and drainer and further space for appliances. There are French doors to the rear Garden. Off the Kitchen is a downstairs WC comprising white suite.

To the first floor, the landing has a useful loft hatch access with pull down ladder and there are doors to;

There are three good sized Bedrooms, of which Bedroom one enjoys a feature bay window. The family Bathroom is fitted with a white suite comprising; WC, Pedestal basin and bath with shower over.

The Garage has an electric roller shutter door, mezzanine floor for additional storage, power points and lighting.

Externally, there is a spacious paved patio and gravelled area with shallow steps that leads to lawned and gravelled area. Throughout the Garden there are mature and well stocked borders



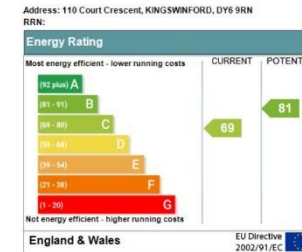
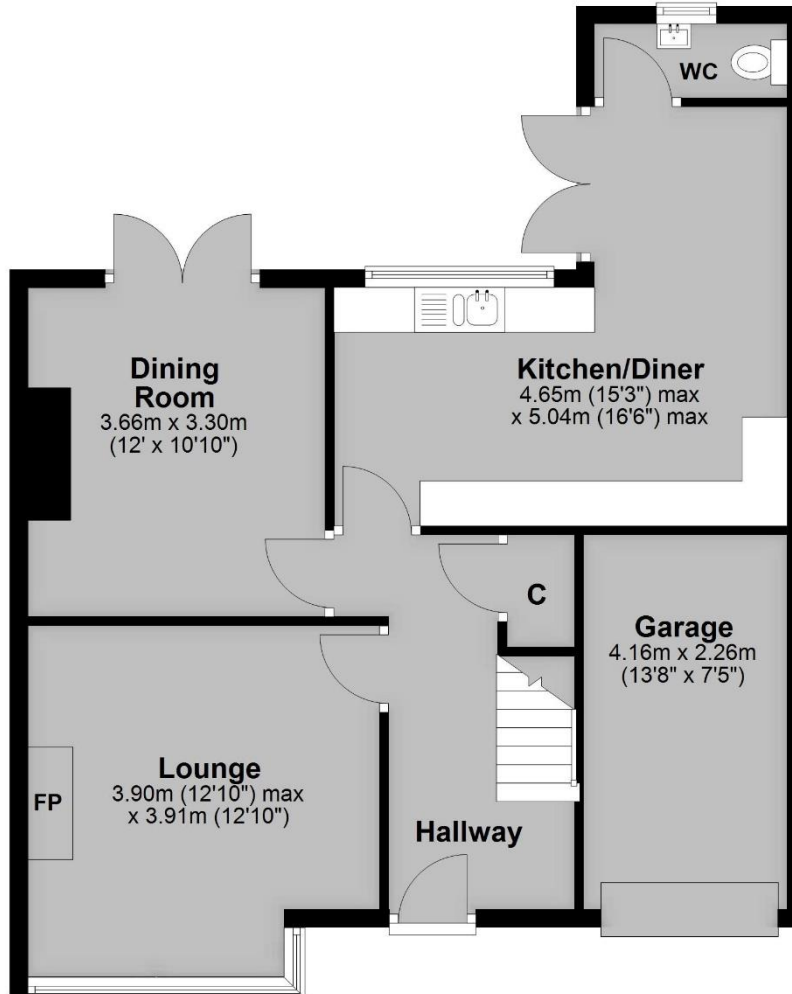




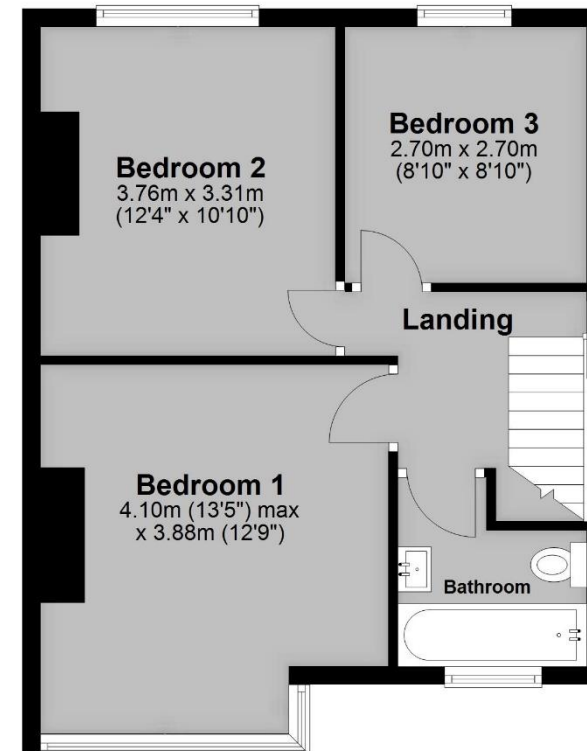
# FLOOR PLANS

Tenure - Freehold  
Council tax - C

**Ground Floor**  
Approx. 66.7 sq. metres (718.1 sq. feet)



**First Floor**  
Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 112.0 sq. metres (1205.9 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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