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101 Kingsley Road  
Kingswinford

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101 Kingsley Road, Kingswinford, DY6 9RU

This attractive and improved, traditional 3 Bedroom Semi-Detached family home is located along a sought after tree lined address within Kingswinford. This well planned property has been thoughtfully reconfigured to have open-plan Kitchen/Diner which creates an ideal space for entertaining. Further to this, the ground floor includes a good size Lounge and refitted WC. In addition, there are 3 Double Bedrooms and a family Bathroom. The property is located within walking distance to a number of good primary and secondary schools, transport links, Cot Lane Park and local amenities. With gas central heating, UPVC double glazing throughout, this is an ideal property for a growing family.

Accommodation is over two floors and briefly comprises; Reception Hallway, WC, Lounge, Open Plan Kitchen/Diner with sliding patio doors to rear Garden, Landing, 3 good sized Bedrooms, Family Bathroom, South facing rear Garden, detached single Garage.

OVERALL, A QUALITY WELL APPOINTED FAMILY HOME LOCATED IN A POPULAR POSITION, INTERNAL INSPECTION ADVISED TO APPRECIATE THE OVERALL LAYOUT AND SPACE ON OFFER.



On approach, you are greeted by a tarmacked driveway of which part is shared with the neighbouring property. On entrance to the property, the UPVC front leads through into the inviting Reception Hallway which has access to downstairs WC, stairs to first floor landing and further doors to;

The Lounge is located at the front of the property and enjoys a wall mounted electric fire and bay window.

To the rear of the property is the Kitchen/Diner, this was re-fitted by the current owner to create an open plan design. The Kitchen is fitted with a range of white gloss wall and base units with worktops that incorporate an inset sink and drainer including space for appliances. There is a central island with worktop and white gloss units beneath and understairs storage cupboard. From the Dining area there are sliding patio doors to the rear Garden.

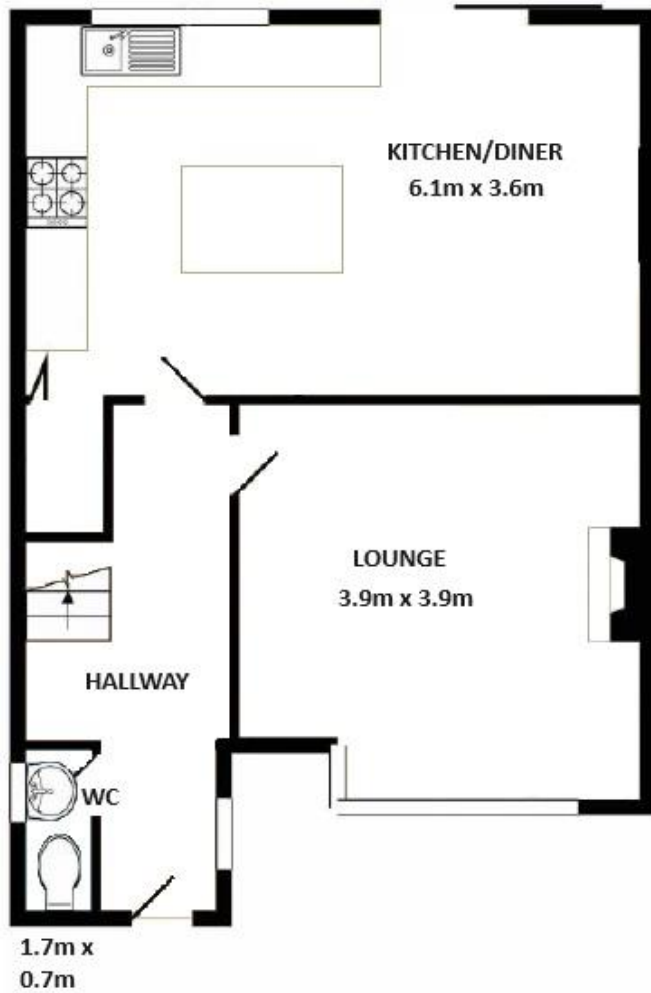
To the first floor, the spacious Landing has doors to;

There are three generous double Bedrooms, of which Bedroom 1 is located at the front and features a bay window. The family Bathroom is fitted with a contemporary white suite comprising; WC, wash hand basin, corner bath, enclosed shower cubicle and storage cupboard which houses the 'Ideal' boiler.

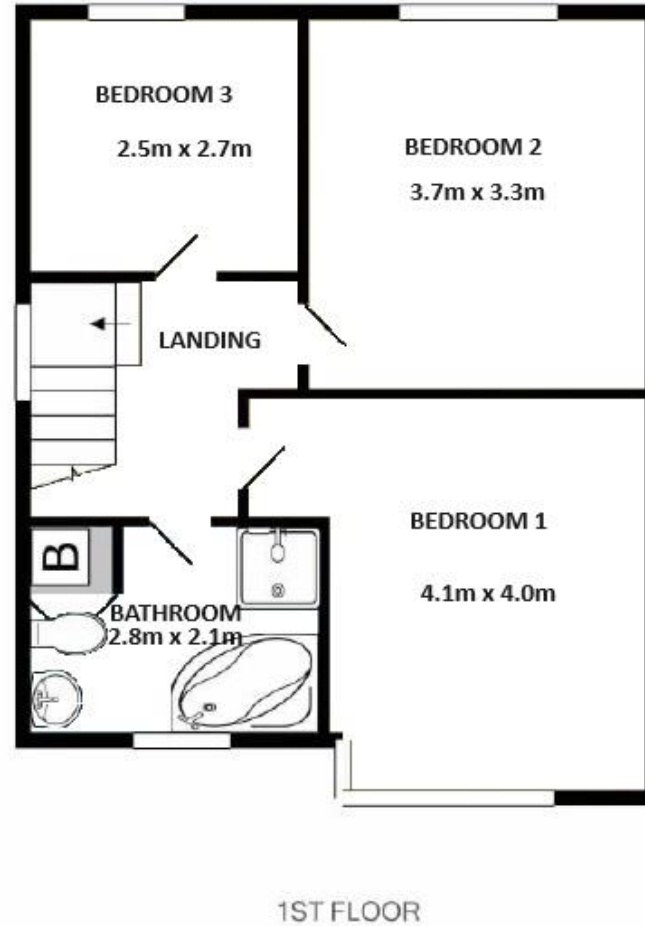
Externally, the rear Garden enjoys a Southern aspect with a paved patio area and shallow steps up to lawn beyond. To the side of the paved patio is a pleasant decking area with a gazebo. In addition, there is access to the Garage and side access to the front.



# FLOOR PLANS



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
Council Tax Band: C

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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