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Buckingham Grove
Kingswinford

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22 Buckingham Grove, Kingswinford, DY6 9EA

This Extended 4 Bedroom Detached Family Home has been much improved and re-appointed to a high standard and is surprisingly spacious making it well worth inspection to fully appreciate.

The property enjoys a convenient position on Buckingham Grove, part of the sought after Valley Fields development and is well placed for local amenities in Kingswinford and important local schools.

The current owners have recently added a superb Ground Floor Shower Room, together with stylish flush casement double glazed windows – installed by Wombourne windows, timber frame Canopy Entrance to the front and the rear Garden has a porcelain tiled patio.

There is gas central heating and accommodation comprising: Reception Hall, Ground Floor Shower Room, modern Kitchen with integrated appliances, excellent L Shaped Lounge, generous size Dining Room, Landing, 4 Double Bedrooms (3 with wardrobes), refitted Shower Room and Carport.

OVERALL, A STYLISH, IMMACULATELY PRESENTED FAMILY HOME IN A GREAT LOCATION. VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor, there is a Canopy Entrance with composite double glazed front door having double glazed side screens, opening to the Reception Hall having oak floor, side double glazed window, stairs off to 1st Floor and door to Shower Room and Kitchen.

The Ground Floor Shower Room has been superbly fitted having a walk in shower with side screen and waterfall shower over, white WC with oak style concealed cistern, white semi recessed basin with oak style vanity cupboards below, tiled floor, chrome vertical radiator, recessed ceiling lights, extractor and mirror with light.

The Kitchen has a modern range of cream shaker style wall and base cupboards, together with drawers, worktops and tiled splashbacks, sink and mixer tap, Belling built-in oven with cupboard above and below, 5 burner gas hob with cooker hood over, tall cupboard with integrated fridge freezer, integrated Bosch dishwasher, integrated White Knight tumble dryer, integrated Bosch washing machine, 2 wall display cupboards with light, recessed ceiling lights, double glazed side window, vertical radiator, part double glazed composite door to Carport, door to Pantry (with Worcester gas central heating boiler) and glazed door to Lounge.

The L-shaped Lounge is a generous size through room having an oak floor, double glazed front window and two double glazed rear windows, recessed ceiling lights to part and wide opening to the Dining Room.

The Dining Room is a generous size having double glazed doors/screens to the rear Garden.



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we sell **homes.**



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On the 1st Floor, there is a Landing having spindle balustrade to stairs, double glazed side window, recessed ceiling lights, loft access (with the ladder) and doors to 4 Bedrooms and Shower Room.

There are 4 double size Bedrooms. Bedroom 1 is a through room with double glazed front and rear window and having 4 double built-in wardrobes with bridging top cupboards over bed area and separate dressing table. Bedroom 2 includes a range of maple style wardrobes with bridging top cupboards over the bed area and Bedroom 4 includes a range of freestanding wardrobes.

There is a refitted Shower Room having a white suite with large shower cubicle having sliding screen door and waterfall shower, basin with vanity drawers below, WC with concealed cistern, side obscure double glazed window, tiled walls, vertical radiator, recessed ceiling lights, mirror with light and underfloor heating.

The Rear Garden is east facing having a wide porcelain tiled patio, lawn with raised side and rear borders having low walling, shed, and side access gate to front.

At the front there is a Carport and good size block paved Driveway providing off-road parking together with lawned garden.

Tenure: Freehold
Council Tax Band: E

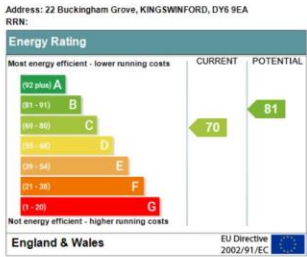
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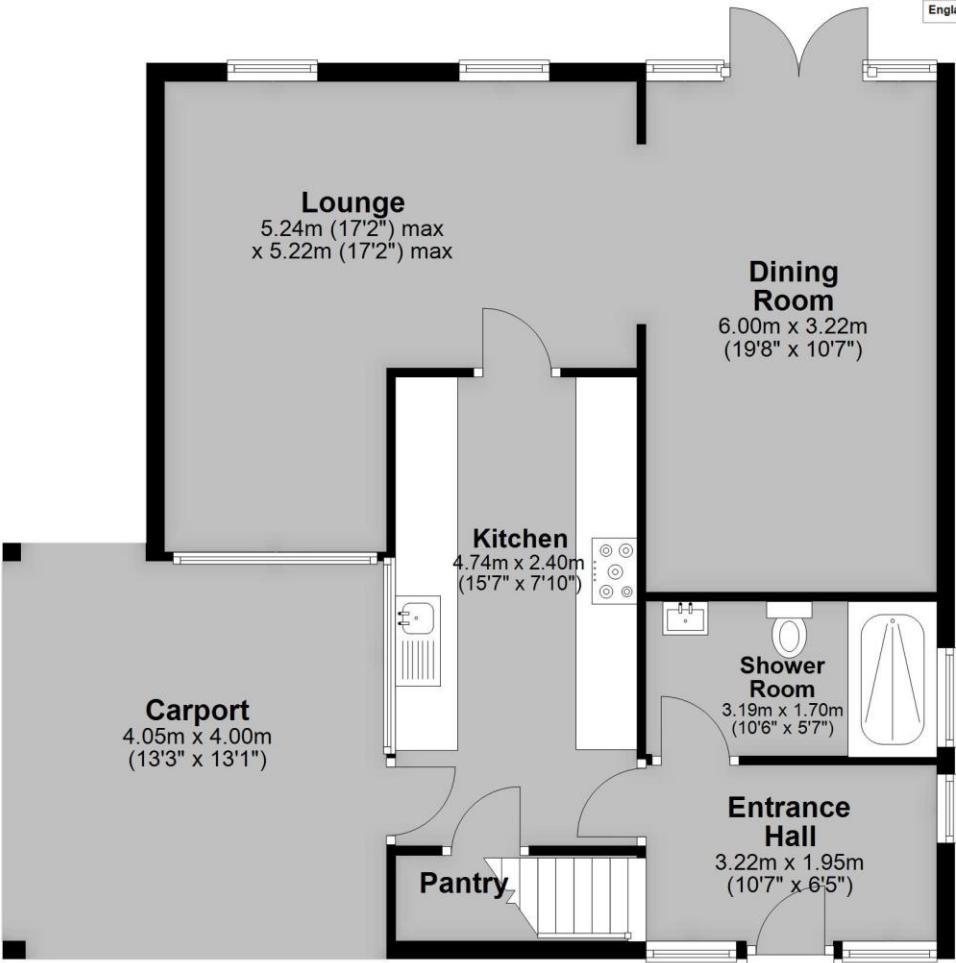


FLOOR PLANS



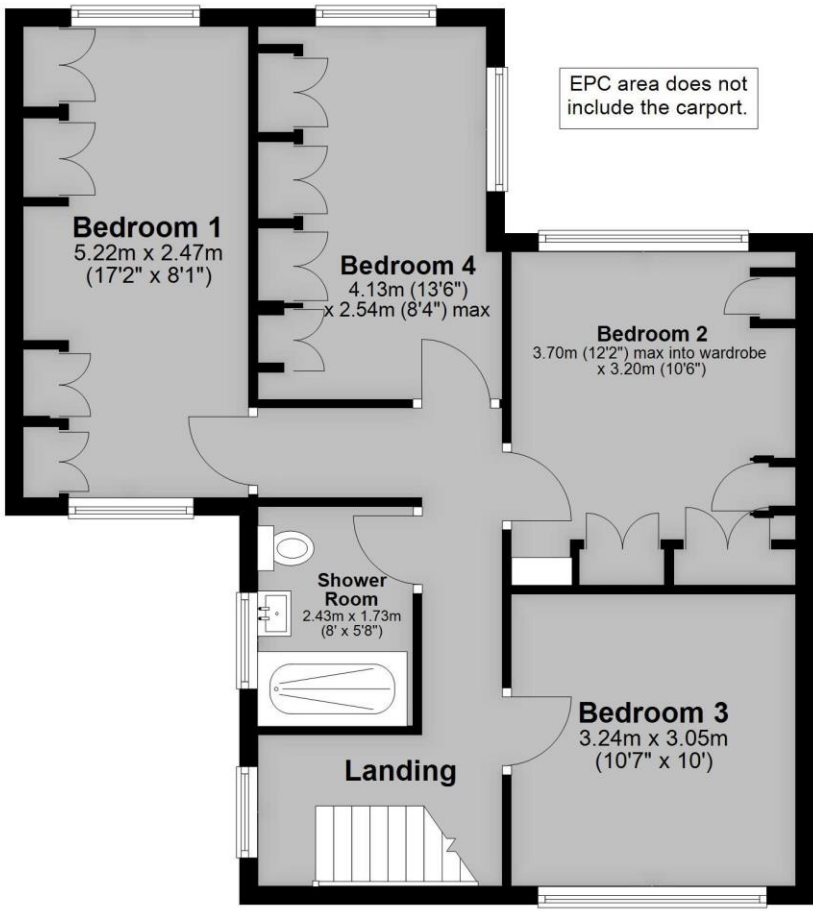
Ground Floor

Approx. 68.1 sq. metres (732.6 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.3 sq. feet)



Total area: approx. 129.7 sq. metres (1395.9 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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