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15 Dubarry Drive  
Kingswinford

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15 Dubarry Drive, Kingswinford, DY6 9BP

This 3 Bedroom Semi-detached is conveniently placed in Dubarry Avenue leading from Moss Grove and Buckingham Grove being ideal for amenities in Kingswinford together with local schools, with Dawley Brook Primary school at the end of the road.

With gas central heating, the property has been improved and benefits from a refitted Dining Kitchen with integrated appliances and there is a Lounge having rear aspect to the Garden. There are 3 Bedrooms including a large main Bedroom and the Bathroom has a white suite. The Driveway provides off road parking and there is a single Garage.

AVAILABLE WITH NO ONWARD CHAIN, VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a side entrance Porch with UPVC double glazed door, timber door to rear Garden and obscure UPVC double glazed door and screen to Reception Hall having stairs off to 1st Floor and doors to Kitchen and Lounge.

There is a refitted Dining/Kitchen having a range of grey shaker style wall and base cupboards, worktops, sink and mixer tap, built in oven, CDA integrated microwave, 4 ring gas hob with integrated cooker hood over, appliance space, 2 strip lights, UPVC double glazed front window, obscure glazed internal screen to Lounge and table space.

There is a rear Lounge having a mantel fireplace with hearth, gas fire and aluminium double glazed patio door to Garden.

On the 1st Floor, there is a Landing having Airing Cupboard with tank, loft access and doors to 3 Bedrooms and bathroom.

Bedroom 1 is a generous size double bedroom having two UPVC double glazed windows.

Bedroom 2 & 3 are at the rear, each with UPVC double glazed window.

The Bathroom has a white suite with cast bath having Triton shower over and side shower screen, basin with vanity unit and combined WC with concealed system, part tiling, obscure UPVC double glazed side window and mirror wall cabinet.

There is a single Garage having side opening entrance doors and housing the Glow-worm gas central heating boiler.

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

The Rear Garden has a paved patio, lawn and borders.

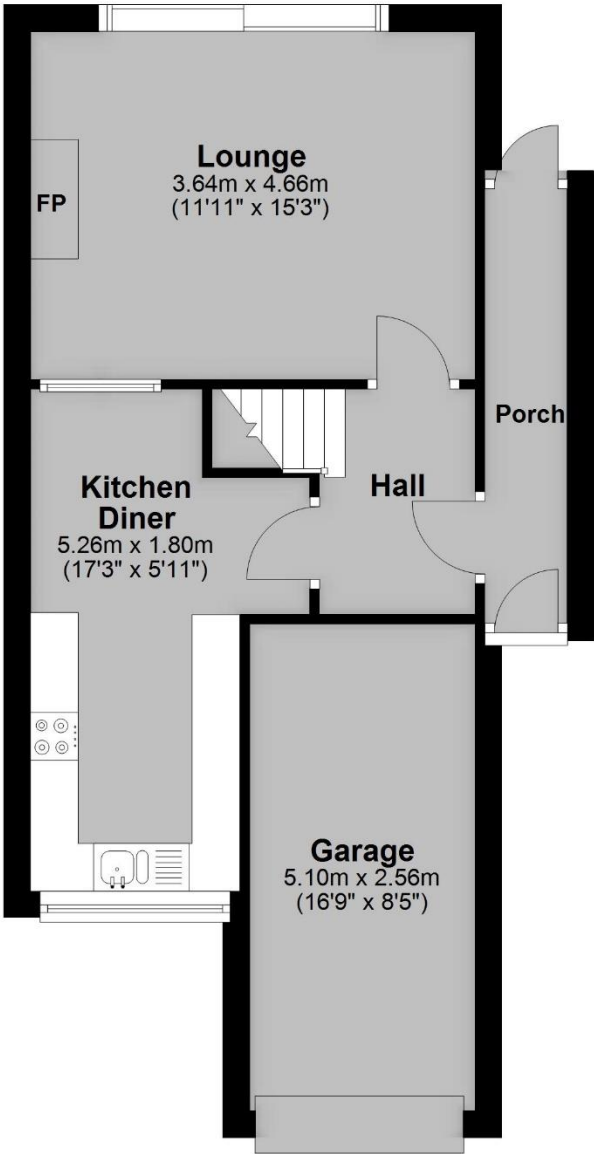
Tenure: Freehold  
Council Tax Band: C



# FLOOR PLANS

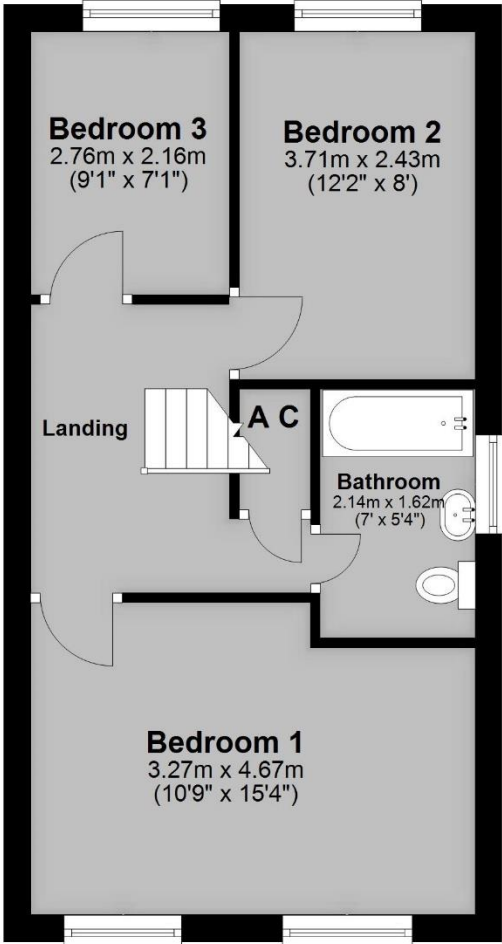
## Ground Floor

Approx. 52.6 sq. metres (566.2 sq. feet)

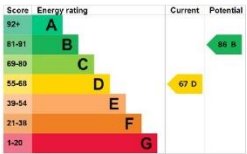


## First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



Total area: approx. 95.2 sq. metres (1024.5 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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