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6 Ullswater Gardens
Kingswinford

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6 Ullswater Gardens, Kingswinford, DY6 8DR

A great opportunity to acquire this 3-bedroom detached family house located along a quiet and sought after cul-de-sac in Kingswinford. Offering fantastic potential for modernisation and improvements, this property boasts a spacious Lounge, Kitchen/Diner, private rear Garden and off road parking.

Ullswater Gardens leads off Windermere Drive and is within walking distance to Kingswinford Village, local amenities, good Primary and Secondary Schools and public transport links.

With gas central heating, accommodation is over two floors and briefly comprises; Porch, Cloakroom, large Lounge, Kitchen/Diner, three well proportioned Bedrooms and Family Bathroom.

OVERALL A SPACIOUS AND VERSATILE PROPERTY WITH SCOPE TO UPDATE AND PERSONALISE. INTERNAL INSPECTION ADVISED – NO UPWARD CHAIN.



On entrance, the UPVC front door leads into the Porch with a cloakroom to the side. The spacious Lounge located at the front of the property features a bay window, a gas fireplace with feature surround and stairs to first floor with storage beneath.

The Kitchen/Diner has a range of wooden 'Shaker' style wall and base cupboards, together with worktops, an inset gas hob with extractor fan above, sink and drainer, oven, tiled walls and space for appliances. There is ideal space for a dining table and a door leading out to the rear Garden.

On the 1st floor, the landing has a useful airing cupboard, loft access and doors to;

There are 3 good sized Bedrooms, of which Bedroom One benefits from built in wardrobes and dual aspect windows which creates ample natural lighting. The Family Bathroom is fitted with a suite comprising; WC, wash hand basin with storage beneath and a bath with shower over.

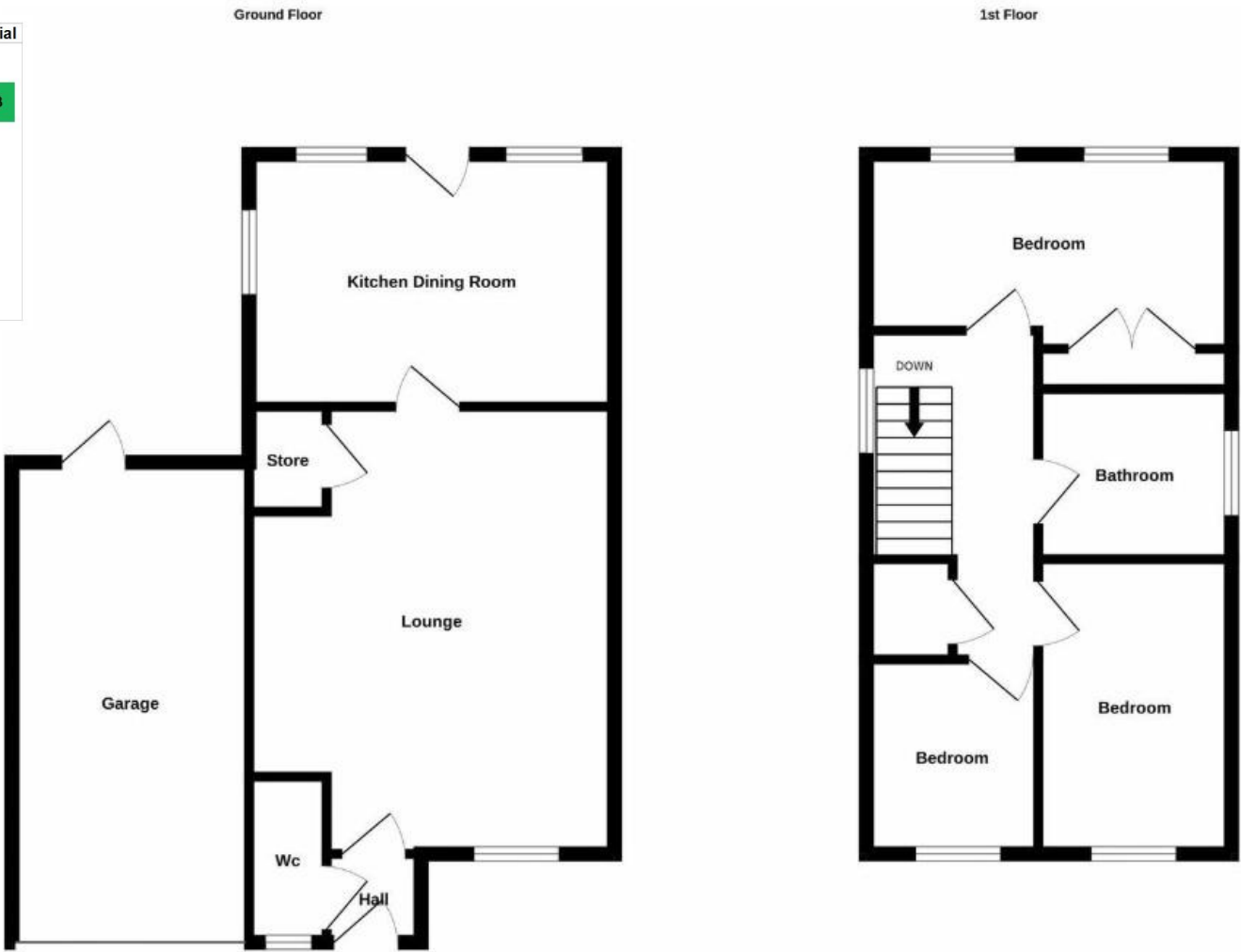
Externally, the rear Garden enjoys a private aspect, blocked paved patio with lawn area beyond. In addition, there is a garden shed and side access into the Garage.



FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: D
Tenure: Freehold





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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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