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6 Laburnum Road
Kingswinford

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6 Laburnum Road, Kingswinford, DY6 8EH

A beautifully presented, move in ready 2 Bedroom semi-detached home ideal for first time buyers or those looking to downsize. This stunning property boasts an extended modern Kitchen and two generously sized Double Bedrooms, offering both style and space. This is a fantastic opportunity you won't want to miss!

Laburnum Road is located in a quiet cul-de-sac position just off Greenfields Road and is well placed for amenities in Kingswinford, local primary and secondary schools and public transport.

With gas central heating, UPVC double glazing and comprising; Reception Hall, Kitchen, Lounge, Dining Room, Landing, 2 Double Bedrooms, House Bathroom and Rear Garden.

OVERALL, THIS IS A QUALITY AND READY TO MOVE INTO HOME, IDEAL FOR FIRST TIME BUYERS! INTERNAL INSPECTION ADVISED!

On the ground floor, there is an Entrance Hall with a composite front door and a further door to the Breakfast Kitchen.



The Kitchen has been thoughtfully refitted by the current owners, featuring a stylish range of grey shaker-style wall and base cupboards, complemented by quality worktops, an inset sink and drainer, tiled splashback, extractor fan, built in fridge freezer and space for additional appliances. Further to this, there is understairs storage, stylish vertical radiator and doors to the rear Garden and Dining Room.

The Dining Room is a good size with a window to rear Garden. The Lounge is located to the front and features a bay window and vertical radiator.

On the 1st floor, there is a Landing having loft access and doors to;

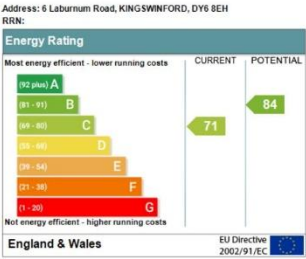
There are 2 Double Bedrooms of which both benefit from a storage cupboard. Bedroom 1 has dual aspect which provides ample natural lighting. The House Bathroom is beautifully finished and includes a WC, pedestal sink, and a bath with an overhead waterfall shower. Stylish tiled walls and a sleek grey vertical radiator complete the contemporary look.

The Rear Garden is well maintained with gravel and lawn beyond. In addition, there are mature stocked borders, side access, outside water tap and a decked area.

To the front there is a gravel driveway.

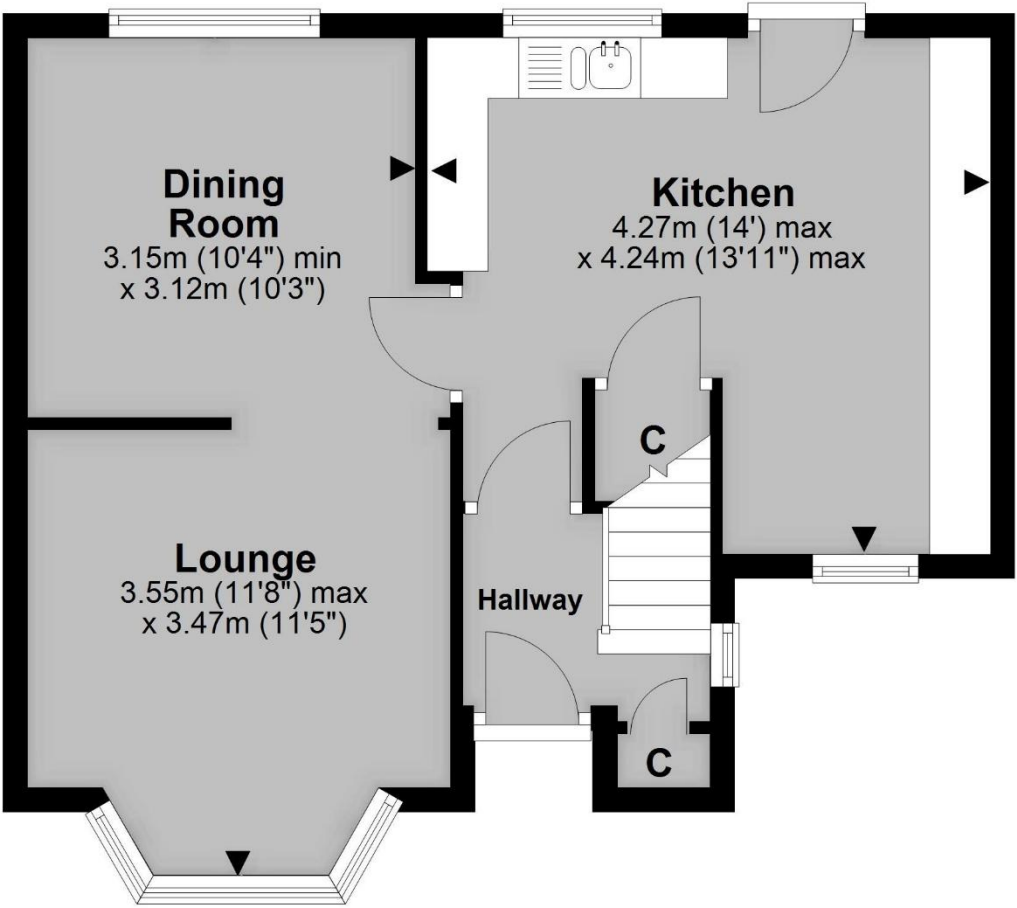


FLOOR PLANS



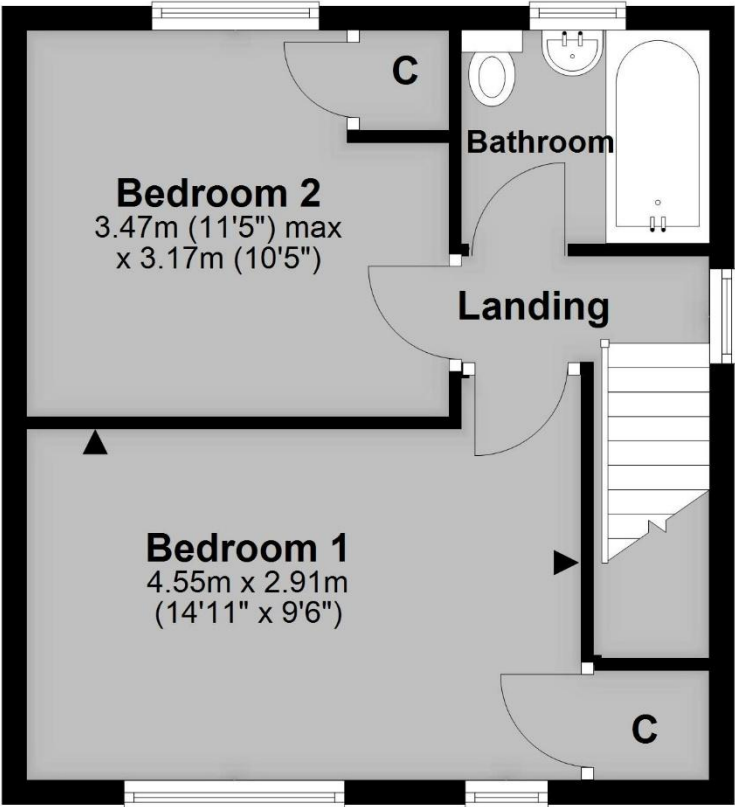
Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.5 sq. feet)



Total area: approx. 77.7 sq. metres (836.0 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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