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**Oak Street**  
Kingswinford

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## 17 Oak Street, Kingswinford DY6 9LS

This much improved and re-appointed Period style Terraced property has 2 Bedrooms & 2 Loft Rooms and is surprisingly spacious, warranting internal inspection to fully appreciate.

Oak Street is a popular location in the old quarter of Kingswinford, linking Market Street to Cot Lane and is well placed to walk to amenities at the centre of Kingswinford, making it convenient.

With gas central heating, UPVC double glazing and comprises: Dining Room, Lobby (with Cellar access off), Lounge opening to the refitted Breakfast Kitchen, Utility with Guest Cloakroom off, Landing, 2 Double Bedrooms, stylish high specification Shower Room (fitted May 2025), 2<sup>nd</sup> Floor Landing and 2 Loft Rooms. The property is further enhanced by a south east facing Rear Garden.

OVERALL, A PROPERTY MUCH LARGER THAN FIRST IMPRESSIONS WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Dining Room to the front, having a recessed fireplace with mantel and stone hearth, UPVC double glazed sash style window, composite double glazed front door, laminate floor and doorway to Lobby.

The Lobby has a doorway to the Lounge and door and steps access to the vaulted Cellar having radiator, UPVC double glazed window, shelving and cupboards.



The Lounge is located in the middle having a recessed fireplace with stone hearth, log burner and beam over, oak veneer floor, door and staircase to 1st Floor, vertical radiator and opening to the Kitchen.

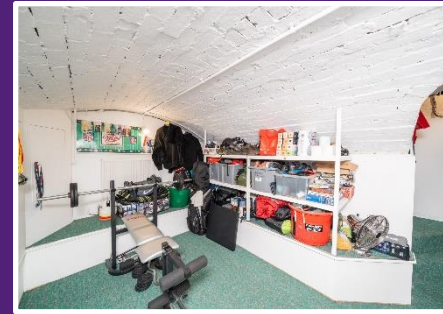
The refitted Breakfast Kitchen has range of white gloss wall/base cupboards, butchers block style worktops with tiled splashbacks, Samsung built-in oven, gas hob with Zanussi cooker hood over, tall cupboard, centre island with cupboard and drawers below and butchers block style top forming breakfast bar, tiled floor, 2 Velux double glazed roof windows, air-conditioning unit, UPVC double glazed rear door to Garden and part glazed door to Utility.

The Utility Room has a worktop with double base cupboard below, sink with hot and cold taps, appliance spaces, Ideal gas central heating boiler, tiled floor, rear recess with cupboard and UPVC double glazed rear window. A door gives access to the Guest Cloakroom having a white WC, basin with vanity cupboard below, tiled floor and obscure UPVC double glazed side window.

On the 1st Floor, there is a Landing having staircase leading off to the 2nd Floor and doors to 2 Bedrooms and Shower Room.

Bedroom 1 is located to the front and this double size room has a UPVC double glazed sash style window, cast radiator and recess either side of the chimney breast.

Bedroom 2 is also a good size with UPVC double glazed window, tiled fireplace, recessed ceiling lights, built-in wardrobe and low level store.



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There is a new high specification Shower Room (fitted May 2025) having a white suite, including a walk-in shower with side screen and waterfall shower over, WC, basin with vanity drawers below, vertical radiator, tiled walls, recessed ceiling lights, extractor, tiled floor and UPVC double glazed rear window.

On the 2nd Floor, there is a Landing with door giving access to the 2 Loft Rooms.

Loft Room 1 has a Velux double glazed roof window to the front, low level eaves store, radiator and vents for air-conditioning.

Loft Room 2 is an L shaped room with Velux double glazed roof window, radiator, eaves store and vents for air-conditioning.

The Rear Garden is south east facing having a paved patio with side wall and gate to the shared entry. Steps and low wall to decking patio with twin power point, lawn with side borders and there is a rear left patio, rear borders and rear shed (with power and light).

Tenure: Freehold.

Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/engb/broadband-coverage>. Council Tax Band: B

Additional Note: The loft conversion was carried out prior to the current Vendors purchase back in 2002. No Building Regulation Certificate was issued.

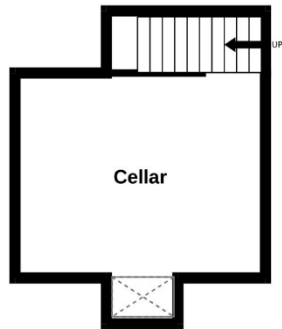
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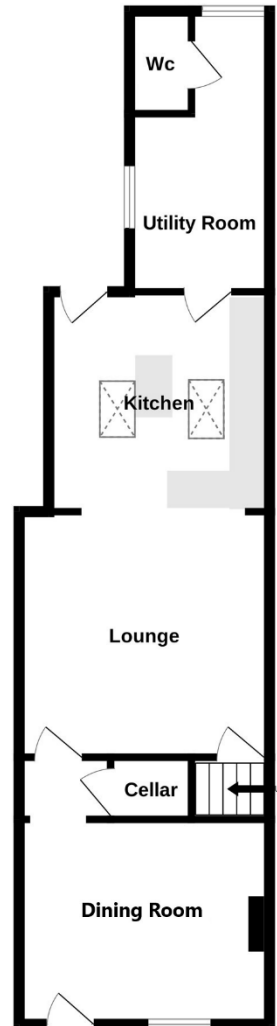




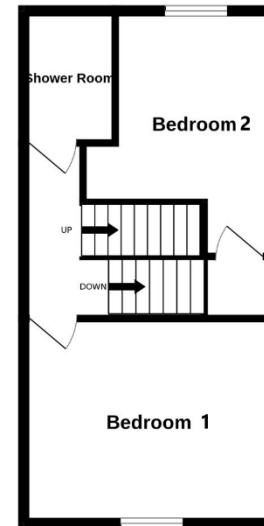
## BASEMENT



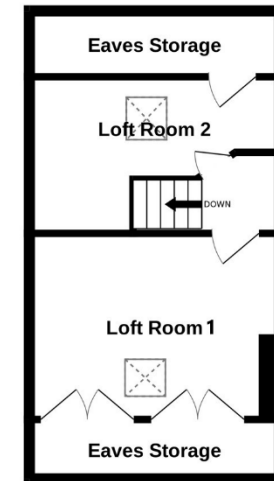
## GROUND FLOOR



## 1ST FLOOR



## 2ND FLOOR



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>	62 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## FLOOR PLANS

Measurements are approximate. Not to scale. For illustrative purposes only.

Dining Room: 12'11" x 10'10" (3.94m x 3.30m)

Lobby

Cellar: 12'9" x 10'3" (3.90m x 3.14m)

Lounge: 12'11" x 12'11" (3.94m x 3.94m)

Kitchen: 11'3" x 11' (3.44m x 3.35m)

Utility: 9'9" + recess x 7'10" (2.97m x 2.40m)

Guest Cloakroom: 5'4" x 3'7" (1.64m x 1.11m)

Landing

Bedroom 1: 12'11" x 10'10" (3.91m x 3.32m)

Bedroom 2: 12'10" x 7'7" (3.91 x 2.32m)

Shower Room: 7'3" x 4'9" (2.21m x 1.46m)

2<sup>nd</sup> Floor Landing

Loft Room 1: 13' x 9'9" (3.96m x 2.98m)

Loft Room 2: 11'8" x 5' widens to 7'11" (3.57m x 1.52 & 2.41m)



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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>

[www.leeshaw.com](http://www.leeshaw.com)





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