



RICS

the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

10 Maywood Close
Kingswinford

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

10 Maywood Close, Kingswinford, DY6 9DH

An exceptional opportunity to purchase this deceptively spacious, well presented 2 Bedroom detached bungalow in a level position. Benefiting from 2 Reception Rooms, large Conservatory to the rear and 2 double Bedrooms. Available with no upward chain — a must-see property not to be missed!

Maywood Close enjoys a prime position in a highly sought-after cul-de-sac within the ever-popular Valley Fields development. Perfectly placed within walking distance of local shops, amenities, and the vibrant heart of Kingswinford, the property also benefits from excellent public transport links right on the doorstep.

There is gas central heating and accommodation comprising; Entrance Hall, Shower Room, 2 Bedrooms, spacious Lounge, Hallway, Shower Room, Kitchen, Dining Room, Conservatory, Garage and easy maintenance front and rear Garden.

OVERALL, A GREAT OPPORTUNITY FOR A DETACHED BUNGALOW AT THIS PRIME ADDRESS – AVAILABLE WITH NO ONWARD CHAIN!

On entrance to the property the composite front door has double glazed side screens which leads into the Reception Hall. The Reception Hall has doors to;

The Shower Room is fitted with a white suite comprising; pedestal sink, shower cubicle, wc, tiled walls, wall mounted storage and radiator.

Bedroom 2 is a double room and has a double glazed window to the side.

The spacious Lounge is located at the front and features a UPVC double glazed bow window, gas fire with brick surround and door to hallway which has obscure glazed internal screen.

The Hallway has an airing cupboard, cloakroom, loft access which is partly boarded and has pull down ladders and doors to;

The Shower Room comprises; pedestal sink, wc, walk-in electric shower, wall mounted storage, tiled walls and radiator.

The Dining Room has doors leading into the Conservatory and an archway into the Kitchen. The Conservatory is UPVC built with a remote controlled fan light, remote controlled blinds, storage heater, radiator and doors leading out into the rear Garden.

The dual aspect Kitchen is located at the rear and features shaker style wall and base cupboards, worktops, inset 1 ½ bowl sink and drainer, built in dishwasher, gas hob with extractor fan, space for additional appliances and door leading out to the rear Garden.

Bedroom 1 is a double room and is located at the rear of the property.

The Garage houses the boiler and has an up and over door, electricity, lighting and shelving.

Externally, the easy maintenance rear Garden has a paved patio with mature shrubs throughout. In addition, there is an outside water tap, side access and slabbed ramp access.

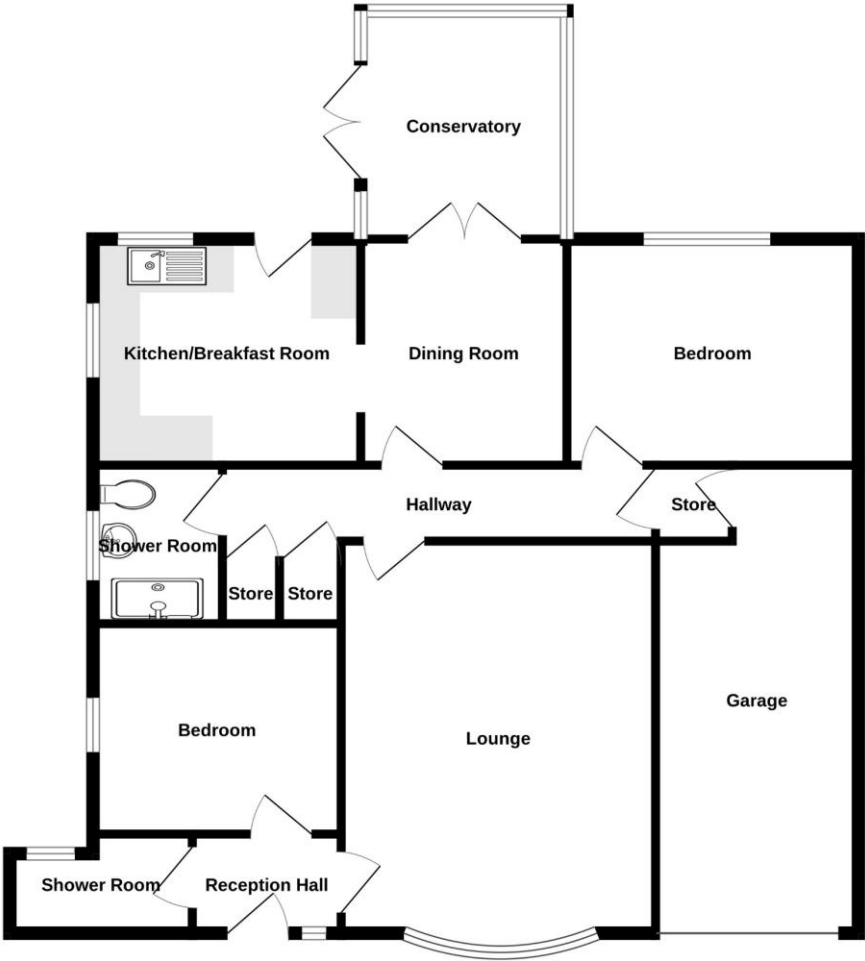
To the front, there is a spacious blocked paved driveway with gravel and ample off road parking.





FLOOR PLANS

Ground Floor



Maywood Close, Dy6 9dh

Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Measurements:

Lounge: 5.3m x 3.4m
Bedroom: 3.5 x 2.7m
Shower Room: 2.4m x 1.2m
Kitchen: 3.4m x 3.0m
Dining Room: 3.0m 2.7m
Conservatory: 3.1m x 3.0m
Bedroom: 3.4m x 3.0m
Shower Room: 2.0m x 1.6m

Tenure: Freehold.

Council Tax Band: D

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

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

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





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com www.leeshaw.com

We don't sell houses
we sell **homes.**