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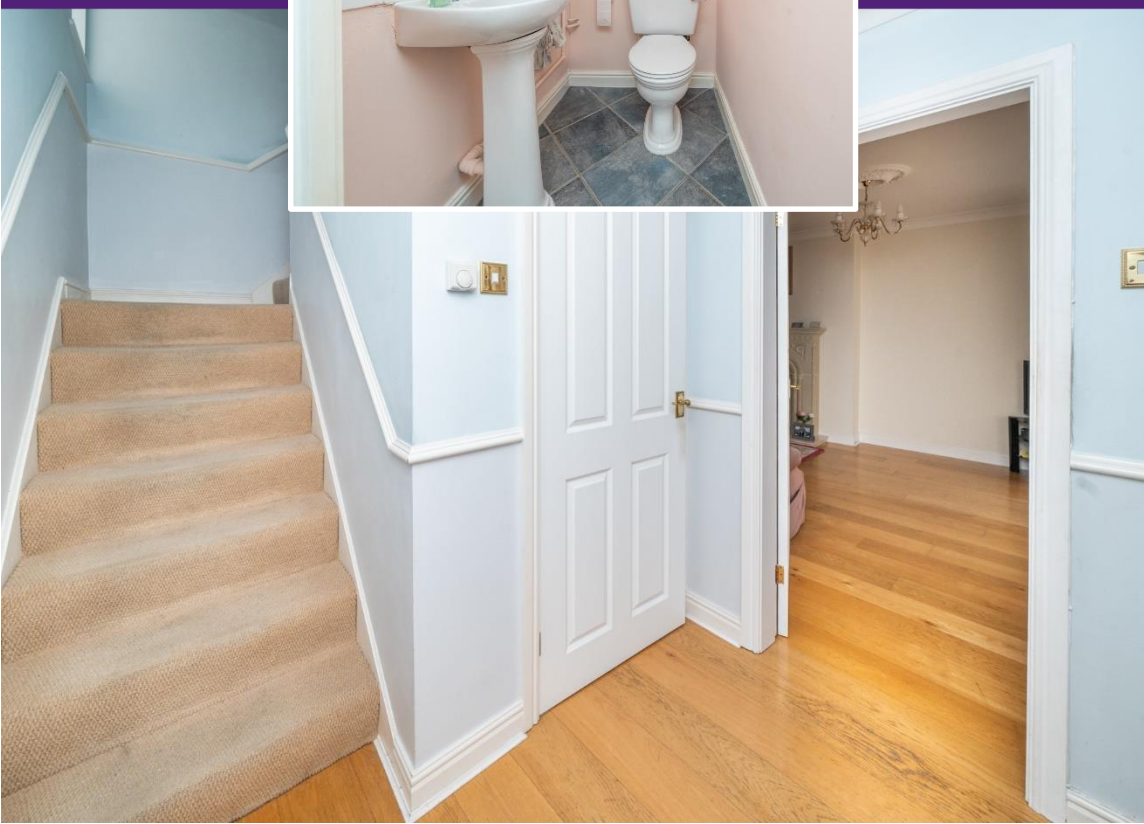
VALUE. SELL. LET.

**Windermere Drive**  
Kingswinford



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30 Windermere Drive, Kingswinford DY6 8AN

This improved, 4 Bedroom David Payne Detached Family Home enjoys a great position at the popular Mayfields development leading off High Street and is centrally located and convenient for amenities/schools at the heart of Kingswinford.

The property has been adapted with the original Carport becoming a Garage and the original Garage is now a useful Family/Play Room (or work from home space) leading from the Utility. The property further benefits from a west facing Rear Garden and there is a Driveway to the front.

With gas central heating and accommodation comprising: Reception Hall, Guest Cloakroom, Lounge, Dining Kitchen, Utility Room, Family/Play Room, Landing, 4 Bedrooms (Bedroom 1 with En-Suite) and Bathroom.

OVERALL, A GOOD SIZE FAMILY HOME IN A POPULAR AND CONVENIENT LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Canopy Entrance with recessed lights, composite double glazed front door with part double glazed UPVC screen, opening to Reception Hall having laminate floor, stairs to 1st Floor and doors to Guest Cloakroom and Lounge.

The Guest Cloakroom has a white suite, including WC, basin and tiled splashback, tiled floor and extractor.

There is a Lounge to the front having a mantel fireplace with hearth and inset fire, laminate floor, UPVC double glazed bay window, small paned glazed doors to Dining Area and small paned glazed door Kitchen.

The Dining/Kitchen has a modern range of oak style wall and base cupboards with granite worktops and upstands, sink and mixer tap, Belling range cooker with Falcon cooker hood over, integrated Smeg dishwasher, timber double glazed rear window with pelmet lighting over, tiled floor, recessed ceiling lights, opening to Utility Room, chrome ladder radiator and Dining Area with tiled floor, plinth heater, wall cupboard and UPVC double glazed rear doors to garden.

There is an L shaped Utility Room, in two parts, with modern oak dresser style unit having display cupboard/drawers, tiled floor, door to Store (below stairs), additional area with oak style base cupboard, granite worktop and upstand, 2 appliance spaces, 2 wall cupboards, tiled floor, recessed ceiling lights and door to Garage.

A small paned door gives access to Family/Play Room having timber double glazed rear door, timber double glazed side doors, laminate floor and recessed ceiling lights.

The Garage has a strip light, power points and up and over door.



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On the 1st Floor, there is a Landing having obscure UPVC double glazed side window to half Landing, Store, Airing Cupboard (with Worcester gas central heating boiler), loft access with ladder and doors to 4 Bedrooms and Bathroom.

Bedroom 1 has a built-in double wardrobe with sliding mirror doors, rear UPVC double glazed window and door to En-suite having a white suite, including tiled shower cubicle with screen door and Triton shower, combined WC with concealed cistern and basin with vanity cupboard below, tiled walls, chrome ladder radiator, shaver point and obscure UPVC double glazed side window.

There are 3 further good size Bedrooms each with UPVC double glazed window.

The Bathroom has a modern white suite including spa bath, combined WC with concealed cistern and semi recessed basin with vanity cupboards below, mirror cabinet, tiled walls, chrome ladder radiator, shaver point and obscure UPVC double glazed window.

The Rear Garden is west facing having a paved patio, lawn, border, small decked area, shed, gate and side path to front.

At the front, there is a tarmac Driveway, lawn with borders and tree and paved area to the front entrance.

Tenure: Freehold. Council Tax Band: E. 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>.

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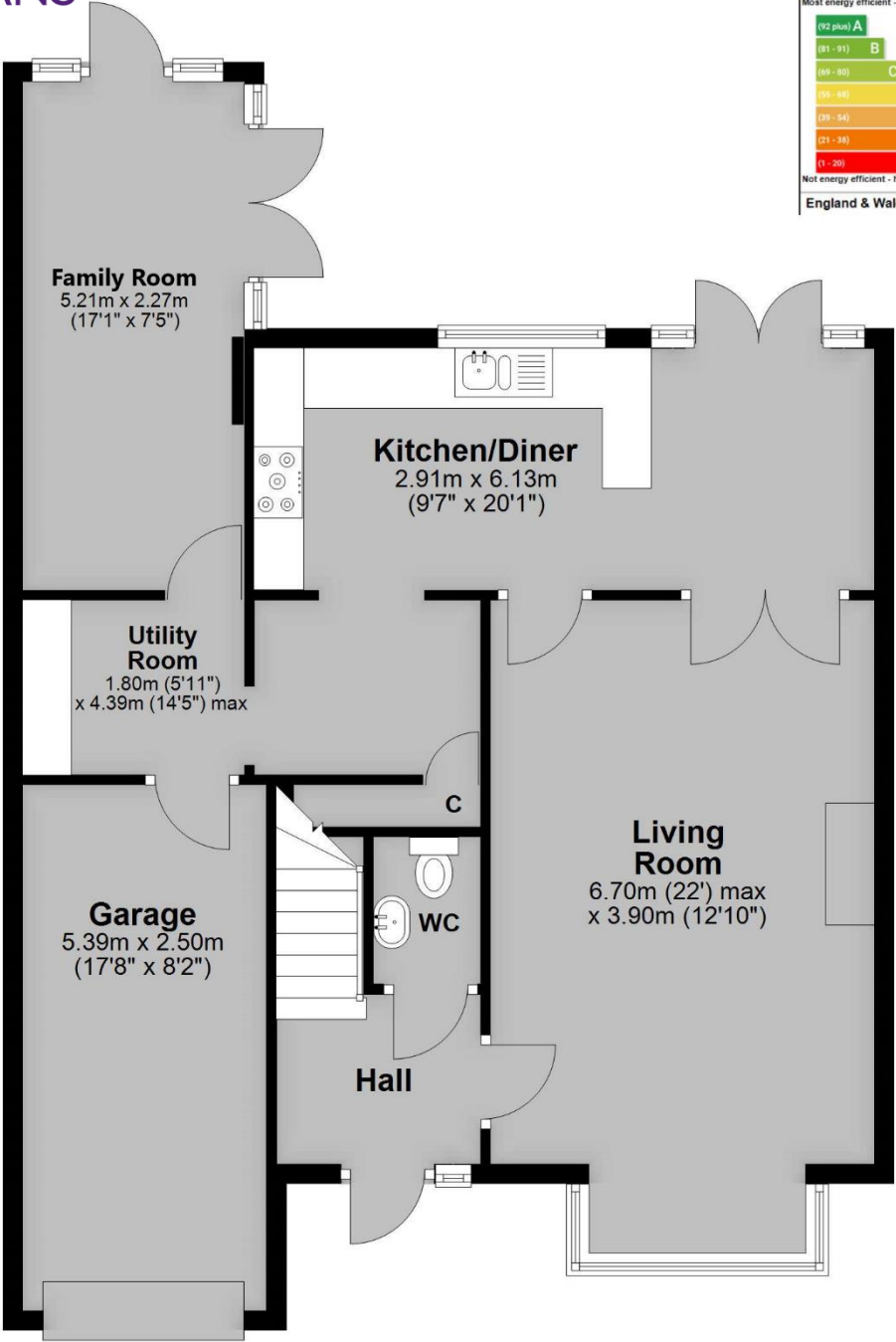
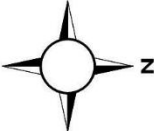
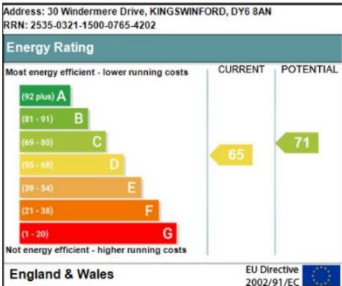




# FLOOR PLANS

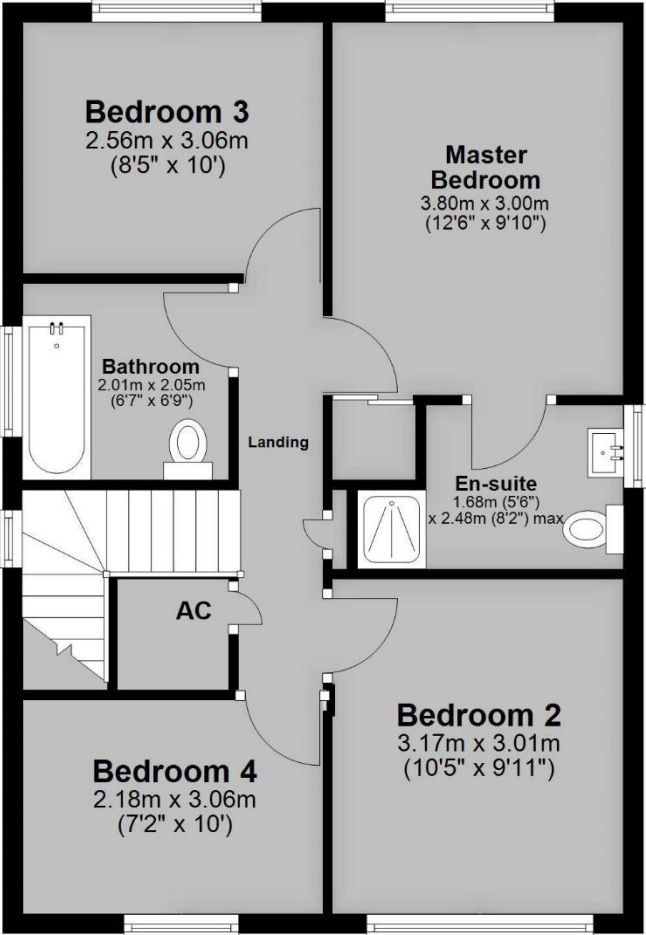
## Ground Floor

Approx. 84.4 sq. metres (908.3 sq. feet)



## First Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



Total area: approx. 138.9 sq. metres (1494.8 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>

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







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## SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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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.