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**3 Carnforth Close**  
Kingswinford



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### 3 Carnforth Close, Kingswinford, DY6 9BL

This attractive and well presented 3 Bedroom detached family home ideal for a growing family. Set on a generous corner plot and benefits from off road parking, a garage and beautifully maintained gardens to both the front and rear.

Carnforth Close is a highly desirable and peaceful cul-de-sac situated in the heart of Kingswinford. Benefitting from a wide range of local facilities, including shops, cafés, supermarkets, primary and secondary schools and transport links for easy commuting.

With gas central heating, UPVC double glazing and accommodation comprising; Reception Hall, wc Cloakroom, Lounge, Kitchen/Diner, Landing, 3 Bedrooms, Family Bathroom, Garage and private rear Garden.

OVERALL, A TRULY GREAT FAMILY HOME IN AN IDEAL LOCATION. EARLY VIEWING IS ESSENTIAL!

On the ground floor, the composite front door leads into the entrance hall which has cloakroom with wc and hand basin with storage below and doors leading into Kitchen and Lounge.

The generous sized Lounge features a large bay window to the front, gas fire with surround, door leading into the Kitchen and open stairs to first floor Landing.



The Kitchen/Diner is fitted with a range of cream shaker style wall and base cupboards, worktops, tiled splashbacks, an inset sink and drainer, built-in Indesit hob with extractor above, Bosch oven and microwave, integrated dishwasher, fridge and freezer with additional space for further appliances. Furthermore, the house boiler is concealed within a cupboard, there is ample room for a dining table, a bow window to the side and French doors that open directly onto the rear Garden.

On the 1<sup>st</sup> floor, the Landing has loft access and doors to;

There are 3 well proportional Bedrooms, of which Bedroom 1 has built in wardrobes and drawers. The House Bathroom is fitted with a suite comprising; wc, pedestal sink, bath with shower over, tiled walls, wall mounted storage, airing cupboard and radiator.

Externally, the property enjoys a private rear Garden featuring a paved patio area leading onto a well-kept lawn. A pathway to the side provides access to the detached Garage, while the Garden itself is enhanced by mature shrubs, planting, and a pond. There is also convenient side access and an outside water tap.

There is off road parking in addition to a detached Garage, which benefits from power and lighting. To the front, a generous garden features mature shrubs and planting and a pathway leading up to the front door.

Tenure: Freehold. 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>. Council Tax Band: C

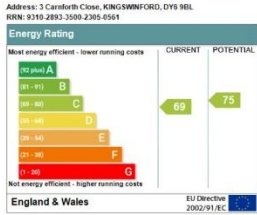
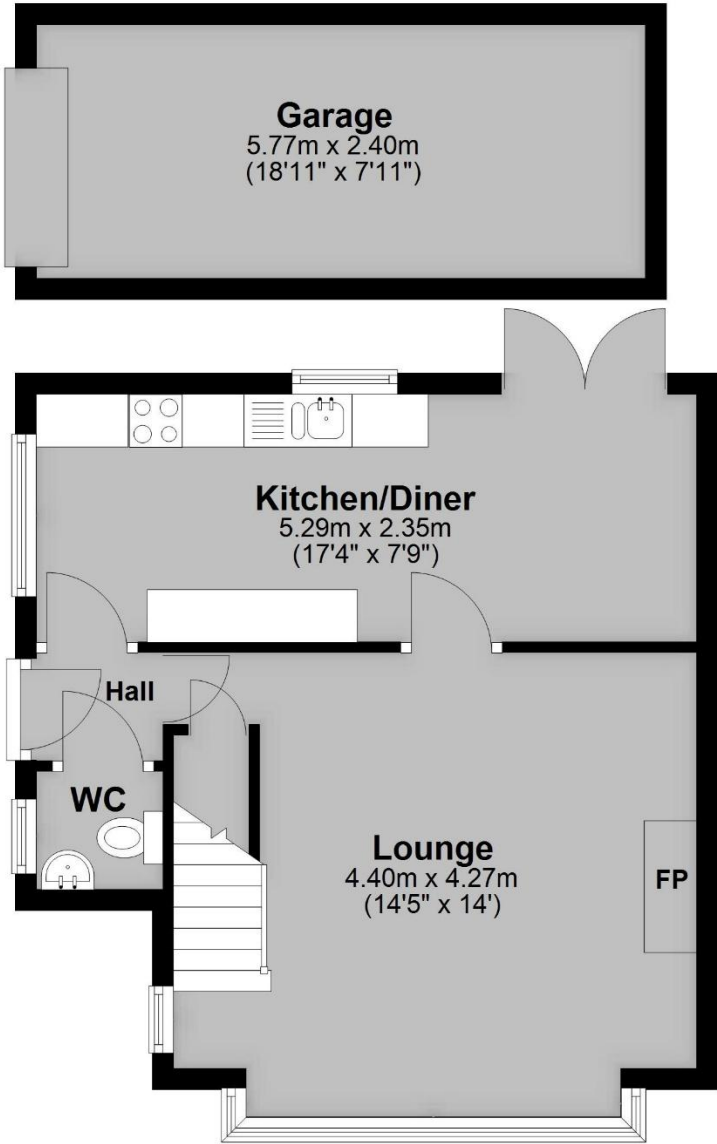




# FLOOR PLANS

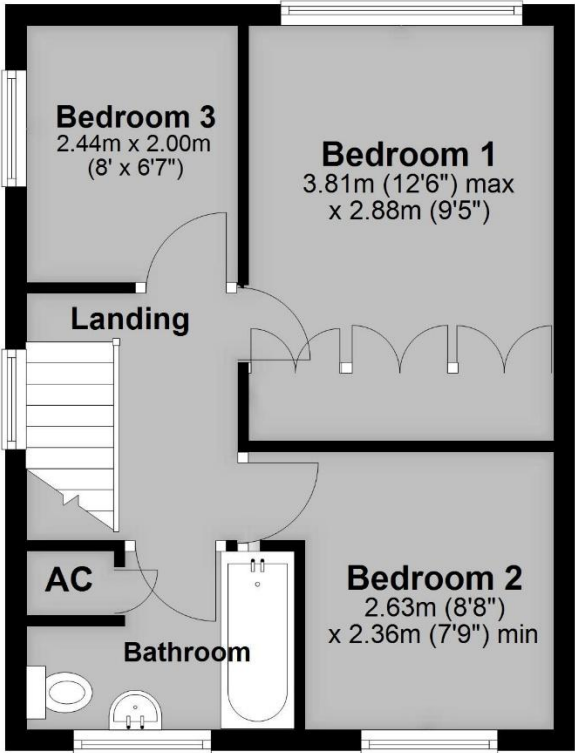
## Ground Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



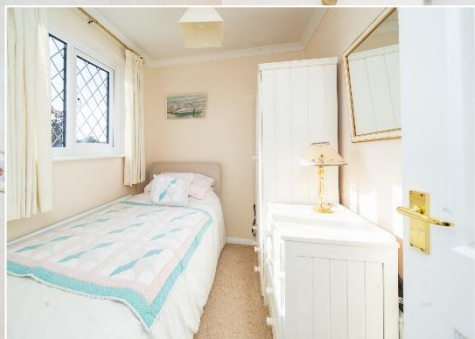
## First Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



Total area: approx. 86.7 sq. metres (933.4 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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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 ([https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL\\_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)), 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.