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22 Digby Road
Kingswinford

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22 Digby Road, Kingswinford, DY6 7RP

This 1 Bedroom Ground Floor Flat featuring a rear Garden and Garage, offers an excellent opportunity to personalise and is available with no onward chain!

Digby Road is well located at the popular Charterfields development leading off Stallings Lane, and benefits from local amenities including Lidl and Morrisons Supermarkets, together with bus services and further facilities at the centre of Kingswinford and Wall Heath.

With electric heaters and accommodation comprising; Entrance Hall, Lounge/Diner, Inner Hall, Bathroom, Kitchen, Bedroom, Garage and rear Garden.

OVERALL, AN IDEAL OPPORTUNITY FOR THOSE LOOKING TO DOWNSIZE, WITH POTENTIAL TO UPDATE AND PERSONALISE TO INDIVIDUAL REQUIREMENTS! DUE TO SHORT LEASE CASH BUYERS/INVESTORS ONLY.



The Entrance Hall gives access to a good size Lounge/Diner comprising an electric fire with surround, window to front and storage heater.

The Inner Hall has door leading off to the Kitchen, Bedroom and Bathroom.

To the rear is the Kitchen which has wall and base cupboards, worktops, tiled splashback, inset sink and drainer, electric hob with extractor fan above and oven.

Also at the rear, there is a double Bedroom having built in wardrobes with sliding mirrored doors, airing cupboard and sliding patio doors to rear Garden.

The Bathroom is fitted with a suite comprising; wc, pedestal sink, bath and ½ tiled walls.

Externally, the easy maintenance rear Garden enjoys a paved patio and side access. There is a single Garage with a pedestrian door. There is access to a Garage for the 1st floor Flat above.

Tenure: Leasehold. 99 years from 24.6.1974 with an Annual Ground Rent of £25.

There is no Service Charge payable. Construction: Brick with pitched tiled roof.

Services: Mains waters and electricity are connected, there is no gas.

Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: A



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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





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

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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, 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.