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Moss Grove
Kingswinford

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9c Moss Grove, Kingswinford DY6 9HS

Fantastic opportunity for a good size 2 Bedroom (1 En-Suite) and 2 Reception Room, Detached Bungalow, originally built in 1996 by renowned Developers G L Birch Limited, offered to market for the first time since new and now ready to update and personalise, available with no onward chain.

The Bungalow is in a level position, well situated at the end of a short private Drive and is ideally placed to walk to amenities at the heart of Kingswinford, tucked away but very convenient.

With gas central heating and comprising: Porch, Hall, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Guest Cloakroom, 2 Bedrooms (Bedroom 1 with En-Suite), Bathroom, Integral Garage and Driveway. The Bungalow is further enhanced by a south east facing Rear Garden.

OVERALL, A BUNGALOW WITH SO MUCH POTENTIAL IN A GREAT LOCATION. VIEWING IS HIGHLY RECOMMENDED.

There is a front Canopy Entrance with single glazed timber doors opening to the Porch, having radiator and obscure single glazed door and screen to the Reception Hall with doors leading off.

Bedroom 1, is located to the rear, with UPVC double glazed bay window and there is a door to the En-suite having a coloured suite with shower cubicle having bifold door, WC, basin, part wall tiling, obscure double glazed side timber window and extractor.

Bedroom 2, is located to the front, with timber double glazed bay window.

The Bathroom has a coloured suite with bath, basin and WC, part tiled walls, obscure timber double glaze side window, extractor and shaver point.

The rear Lounge enjoys an aspect to the Garden and has a mantel fireplace with hearth an inset fire, double glazed patio door to Garden, door to Kitchen and doors to Dining Room.

The Dining Room has a front timber double glazed window.

There is a Breakfast Kitchen, to the rear, having a range of wall and base cupboards, worktops and tiled splashbacks, sink and mixer tap, Hotpoint built-in oven, ceramic hob with integrated cooker hood over, UPVC double glazed rear window, pull out table top, Worcester gas central heating boiler (in cupboard) and door to Utility Room.

The Utility Room has a worktop, double wall cupboard, appliance space, part obscure double glazed timber side door, door to Garage and door Guest Cloakroom.

The Guest Cloakroom has a coloured suite with WC and basin.

There is a single size Integral Garage with obscure single glazed side timber window, loft access and up and over door.

The Rear Garden is south east facing and has a wide paved patio, central lawn, borders with shrub planting and side path with gate to front.

At the front, there are gravel areas with block paved pathway leading to the front entrance and block paved Driveway leading to the Garage.

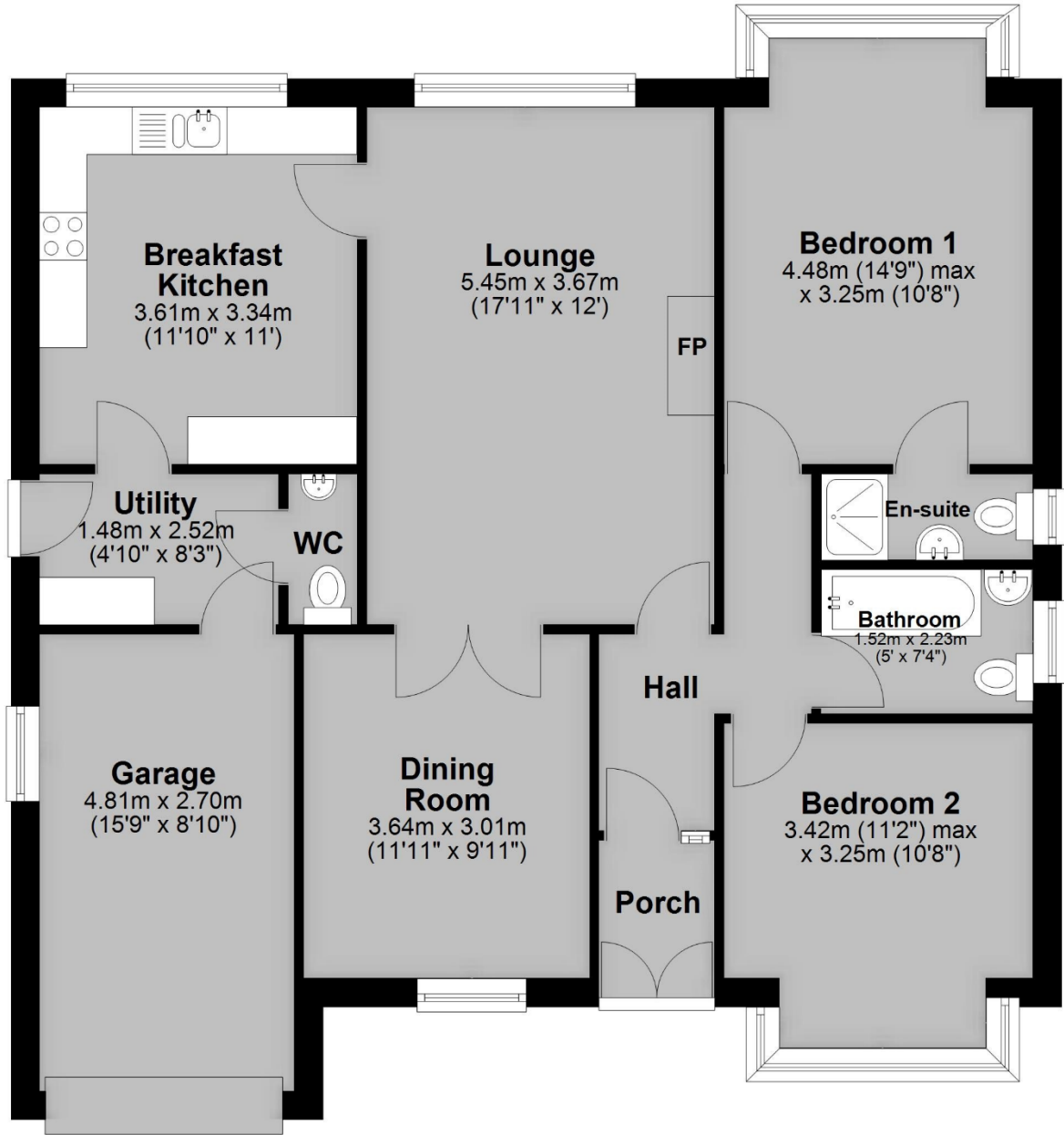
Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: E



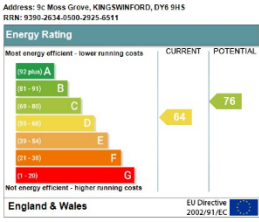
FLOOR PLANS

Ground Floor

Approx. 101.8 sq. metres (1095.7 sq. feet)



Total area: approx. 101.8 sq. metres (1095.7 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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We don't sell houses, we sell **homes**.

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.