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Broad Street
Kingswinford

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Kay Siang, Broad Street, Kingswinfrd DY6 9LP

This 3 Bedroom Semi-detached Family Home requires updating and would make an ideal project for those wanting to personalise and stamp their own individual style.

Broad Street is a much sought after location at the centre of Kingswinford, walkable to amenities making it very convenient. The property enjoys a south east facing rear aspect, Driveway to front leading to the Garage and is available with no onward chain.

With gas central heating and comprising: Porch, Reception Hall, Through Lounge/Dining Room, Kitchen, Side Lobby, Toilet & Store, Landing, 3 Bedrooms and Shower Room.

OVERALL, A GREAT OPPORTUNITY FOR IMPROVEMENT. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance with part obscure UPVC double glazed door/screen and obscure single glazed and leaded door and screen to Reception Hall having stairs to 1st Floor and doors leading off.

There is a through Lounge/Dining room having a mantel fireplace with tiled hearth and gas fire, UPVC double glazed bay window to front, picture rail and UPVC double glazed rear door with side screens to Garden.

The Kitchen has a range of wall/base cupboards, worktops, sink and mixer tap, UPVC double glazed rear bay window, AEG built-in double oven, Siemens gas hob with integrated cooker hood over, part tiled walls and Pantry.

A door gives access to the side Lobby having quarry tiled floor, part double glazed UPVC side door, door Garage, door to Store with twin power point, door to Toilet having WC and obscure UPVC double glazed side window.

The Garage has door and steps access from the side Lobby, part glazed timber side opening entrance doors and strip light.

On the 1st Floor, there is a Landing with obscure single glazed side timber window, loft access and doors to 3 Bedrooms and Shower Room.

Bedroom 1 is a double size and has a UPVC double glazed bay window and 2 double built-in wardrobes with top cupboards. Bedroom 2 is another double size having UPVC double glazed window to rear. Bedroom 3 is a generous size with UPVC double glazed window and built-in cupboard.

There is a Shower Room having a large shower cubicle with screen door and Triton shower, semi-recessed basin with vanity cupboard below, WC with concealed cistern, white ladder radiator, obscure UPVC double glazed rear window, tiled floor, tiled walls and Cupboard with Ideal gas central heating boiler.

The Rear Garden is south east facing and has a patio area, low wall, lawn with borders and is a good size. There is a good size additional side garden area, which is raised, and there is a gate with access to the front.

At the front, there is a stone wall and hedge, raised Fore Garden, block paved Driveway which elevates to the Garage and with stepped area to the front Porch Entrance.



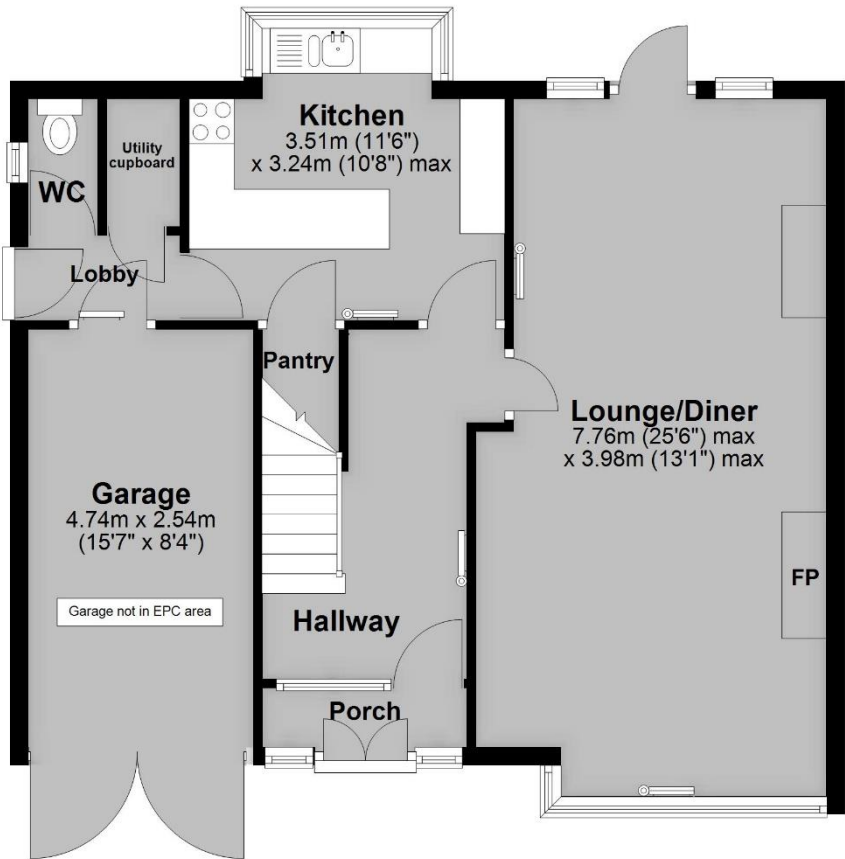
FLOOR PLANS

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
Agents Note: Spray foam insulation was professionally removed from the loft and a Certificate was issued 13.10.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

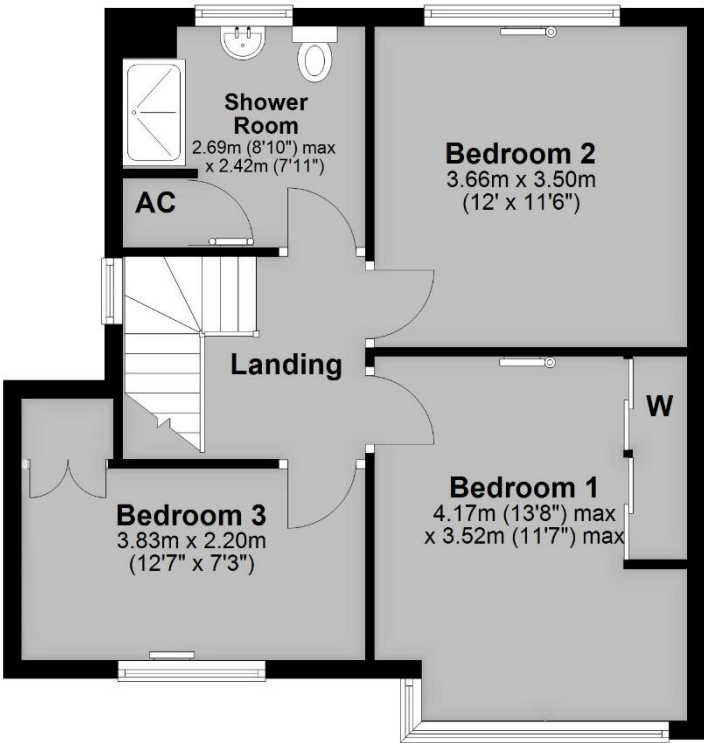
Ground Floor

Approx. 67.3 sq. metres (724.3 sq. feet)



First Floor

Approx. 50.1 sq. metres (538.9 sq. feet)



Total area: approx. 117.4 sq. metres (1263.2 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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