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**Leaford Way**  
Kingswinford

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70 Leaford Way, Kingswinford DY6 8RR

This 2 Bedroom Linked Bungalow is surprisingly spacious, enjoying an end position and cul-de-sac setting off Landrake Road, leading from Bromley Lane and is well placed for local shops, including Tesco Express, transport services and there is easy access to Kingswinford and the Merry Hill Shopping Centre.

Inspection is essential to fully appreciate its overall size and layout and the Bungalow is offered with no onward chain.

With gas central heating, double glazing and comprising: Lobby Entrance, Lounge, Kitchen, Rear Hall, Rear Garden Room, 2 Bedrooms, modern refitted Shower Room, Driveway to front and single Garage.

VIEWING IS HIGHLY RECOMMENDED.

There is a Lobby Entrance with part double glazed UPVC door, laminate floor and door opening to the Lounge having a mantel fireplace with hearth, UPVC double glazed front bow window, UPVC double glazed side window, laminate floor and 2 radiators.

A door gives access to the Kitchen having a range of cream shaker style wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, appliance spaces, tiled floor, radiator, obscure UPVC double glazed, high-level side fixed window, further UPVC double glazed side window, Worcester gas central heating boiler, Store and door to rear Hall.

There is a Garden Room having 3 UPVC double glazed windows, 2 radiators and double glazed patio door to Garden.

Bedroom 1 has 2 double built-in wardrobes with bridging top cupboards over, bedside drawer unit, laminate floor, radiator and PVC double glazed window to Garden Room.

Bedroom 2 has a UPVC double glazed window to Garden Room and radiator.

There is a refitted Shower Room having a white suite with step to walk-in shower having side screen and shower boarding, vanity basin with double cupboard below, WC, wall tiling, tiled floor, radiator, skylight and Linen Store (with radiator).

There was a single Garage with a side opening entrance doors.

The Rear Garden has a paved patio, lawn, low wall to raised side borders, rear paved/crazy paved and gravel area with raised right corner border, shed, side path leading from the patio gives access with gate to front of the property and side Garden with wall and steps to gravel area with border.

At the front there is a concrete imprinted driveway and block paved area raised to the side.

Tenure: Freehold. Construction: brick with a pitched tiled and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band B.





FLOOR PLANS

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Lounge:

14'1" x 11'10" (4.30m x 3.61m)

Kitchen:

11'10" x 7'4" (3.61m x 2.24m)

Rear Hall:

13'6" x 3'2" (4.12m x 0.96m)

Garden Room:

19'4" x 7'11" (5.89m x 2.42m)

Bedroom 1:

12'11" x 8'5" (3.96m x 2.58m)

Bedroom 2:

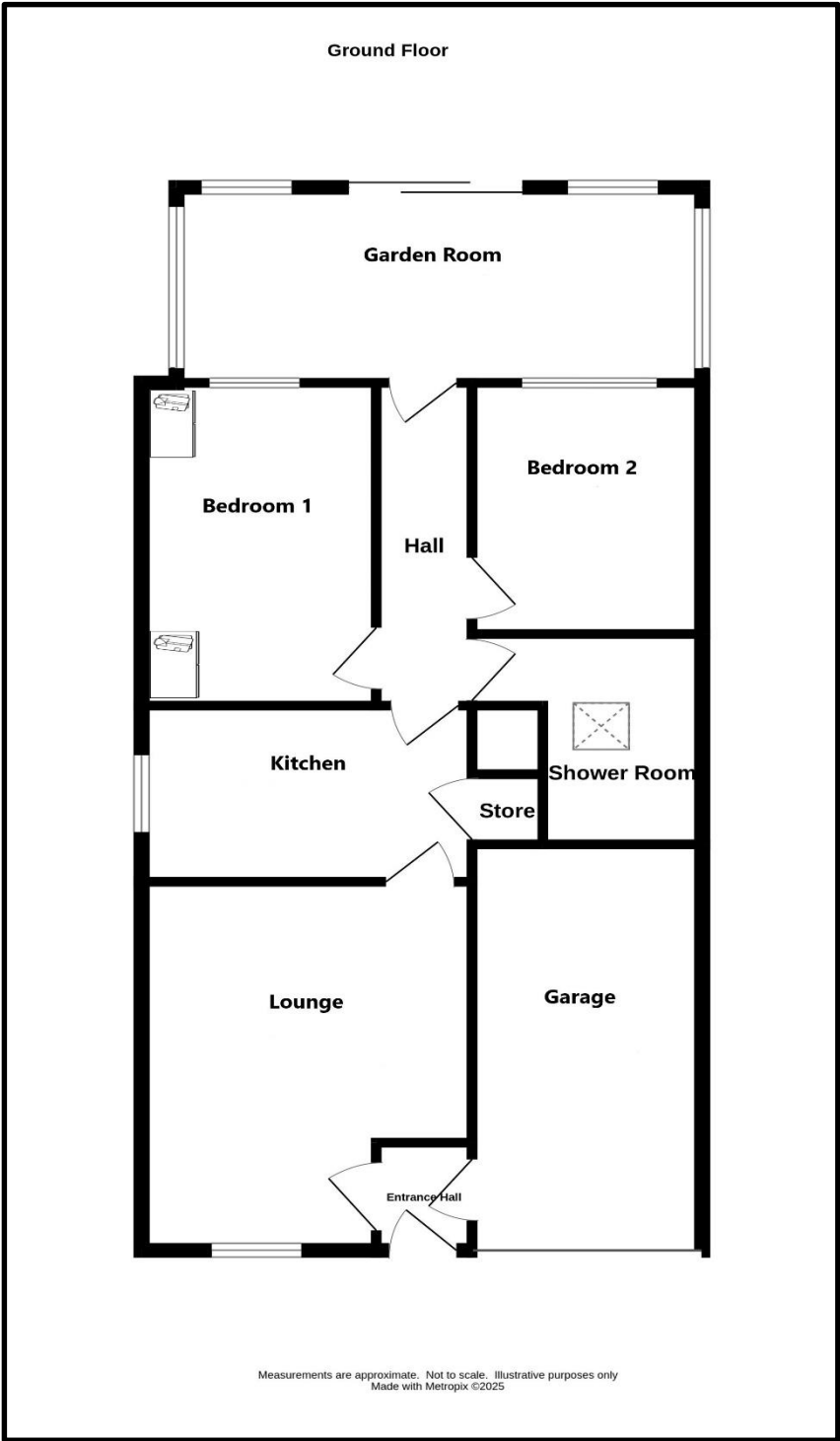
10'2" x 7'10" (3.10m x 2.40m)

Shower Room:

8'2" x 5'5" + door recess (2.51m x 1.65m)

Garage:

17' x 8' (5.19m x 2.45m)





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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) for more information. Coadjute will also verify 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.