



The
LEE, SHAW
Partnership

43 Stream Road
Kingswinford



SCOPE TO UPDATE

This 2 Bedroom semi detached Dormer Bungalow offers scope to update and personalise and is available with no onward chain.

The property is situated on the service road leading into The Paddock, a popular position in Kingswinford. It is just a short walk from Kingswinford Village, with its range of local amenities and public transport links, and falls within the catchment area for a number of well regarded primary and secondary schools.

With gas central heating and comprising; Lounge, Kitchen, Dining Room, Bedroom 2, WC, Landing, Bedroom 1, Shower Room, Garage and rear Garden.

OVERALL, A PROPERTY OFFERING FANTASTIC POTENTIAL AND WHERE VIEWING IS HIGHLY RECOMMENDED!



TWO DOUBLE BEDROOMS

On the Ground Floor, the UPVC front door leads into the Lounge which features an electric fire with brick surround and further doors leading into;

The Kitchen is located at the front and is fitted with a range of wall and base cupboards, worktops, inset sink and drainer, electric hob with extractor fan above, oven and splashback tiles. There is a further door leading out to the side.

The Dining Room is located at the rear and has sliding patio doors leading out to the rear Garden. This room could also be utilised as a Bedroom if needed.

From the Lounge there is a door leading into the Inner Hallway which has stairs to first floor landing, Bedroom 2 and WC.

The Landing has eaves storage and doors to;





Bedroom 1 has a window to the front and radiator.

The Shower Room is fitted with a white suite comprising; WC, pedestal sink, shower, storage cupboard, radiator and loft access.

Externally, the rear Garden is South East facing having a patio with lawn beyond. In addition there is side access and Single Garage with storage at the back.

To the front, there is a lean-to Car Port and a tarmac driveway providing ample off road parking.

Tenure: Freehold.

Council Tax Band: C

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>.





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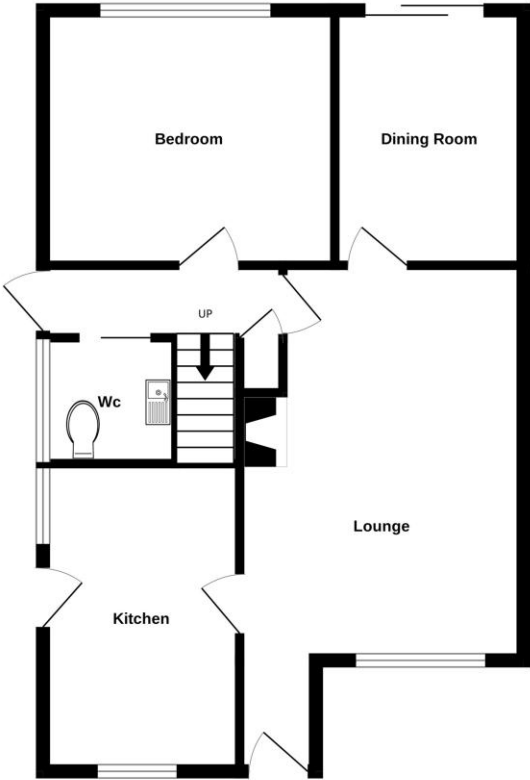
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 www.leeshaw.com/downloads/referral-fees.pdf



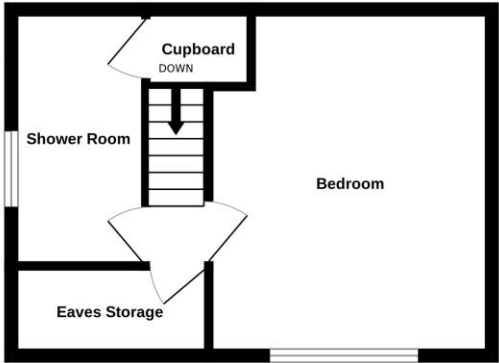
Measurements:

Lounge: 5.2m x 3.5m
 Kitchen: 3.7m x 2.4m
 Dining Room: 3.2m x 2.4m
 Bedroom 2: 3.6m x 3.3m
 WC: 1.6m x 1.4m
 Bedroom 1: 4.4m x 3.7m
 Shower Room: 3.2m x 1.4m

Ground Floor



1st Floor



FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2025

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

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VALUE. SELL. LET.

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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, 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 nonrefundable 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.