



The
LEE, SHAW
Partnership

3 Lawnswood Avenue
Wordsley



SCOPE TO MODERNISE

Situated in an ideal location on the edge of greenbelt countryside and Ridgehill Wood, this spacious 3 Bedroom detached family home offers an excellent opportunity for buyers seeking a property with scope to modernise and potentially extend, subject to the necessary planning permissions.

Lawnswood Avenue is located just off Lawnswood Road in Wordsley, being well placed for important local schools, public transport links and a good range of local amenities.

With UPVC double glazing, gas central heating and briefly comprises; Porch, Reception Hallway, through Living Room, Breakfast Kitchen, Utility Room, Separate WC and Shower Room, Landing, 3 double Bedrooms, House Bathroom, integrated Garage and Rear Garden.

OVERALL, A FANTASTIC OPPORTUNITY TO ACQUIRE A PROPERTY TO PERSONALISE AND ADD VALUE! AVAILABLE WITH NO UPWARD CHAIN!



THROUGH LIVING ROOM

On the ground floor, the UPVC porch has a further door leading into the welcoming Reception Hallway which has obscure glass and provide ample natural lighting. Furthermore, there is stairs to first floor, a useful storage cupboard and doors leading to;

The good sized through Living Room has a bay window to the front and French doors leading out to the rear Garden. In addition, there is a brick feature fireplace with gas fire and a designated Dining Area.

The Breakfast Kitchen is fitted with a range of 'shaker' style wall and base cupboards, worktops, splashback tiles, inset sink and drainer, built in oven and grill, understairs storage and arched open storage. There is a door leading into the Utility Room.

The Utility Room provides space for a range of appliances and offers internal access to the Garage, along with a door leading into a useful Passageway. The Passageway provides access to a Shower Room, a separate WC with pedestal sink and a door leading out to the rear Garden.





3 DOUBLE BEDROOMS

On the 1st Floor, the Landing has a window, loft access and doors to;

There are 3 double Bedrooms, of which Bedroom 1 and 3 benefit from fitted wardrobes. The House Bathroom is fitted with a white suite comprising; WC, pedestal sink, bath, airing cupboard which houses the Worcester Bosch boiler, radiator and has partly tiled walls.



The Rear Garden features a block paved patio area with a lean-to cover and steps to a lawned section. There are two garden sheds, one of which benefits from power and lighting. The Garden is further enhanced by a variety of shrubs and planted borders, along with an external water tap and power point. Gated side access is available from both sides of the property.

The Garage has an up and over door, fitted shelving, electric point and lighting.

To the front, there is a gravelled driveway with ample off road parking and a lawn with mature shrubs.





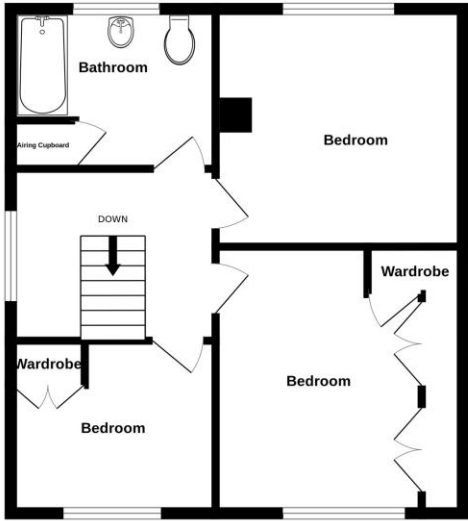
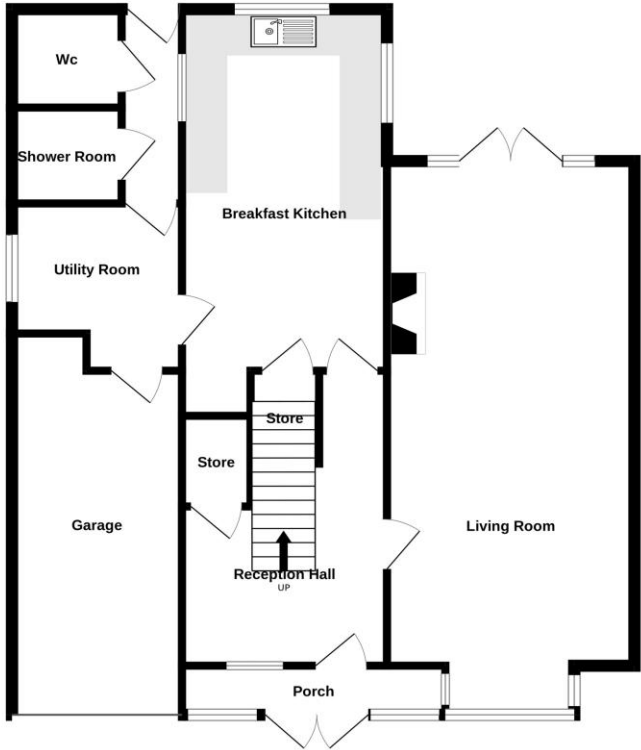
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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



Ground Floor

1st Floor



Measurements:
 Living Room: 8.3m x 3.6m
 Breakfast Kitchen: 4.9m x 2.9m
 Utility: 2.4m x 2.3m
 Shower Room: 1.3m x 1.1m
 WC: 1.3m X 1.3m
 Bedroom 1: 4.0m x 3.1m
 Bedroom 2: 3.6m x 3.3m
 Bedroom 3: 3.0m x 3.0m
 Bathroom: 3.0m x 2.3m

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

Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure: Freehold. Council Tax Band: 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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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 [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, 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.