



The
LEE, SHAW
Partnership

14 Belvedere Close
Kingswinford



NO UPWARD CHAIN!

This improved and deceptively spacious 3 Bedroom semi-detached Dormer Bungalow offers flexible and versatile accommodation, making it an ideal choice for those looking to downsize without compromising on space and is available with no upward chain!

Belvedere Close is located in a quiet cul-de-sac in a much sought after Kingswinford location, being well placed for amenities, good primary and secondary schools, local transport links and convenient for Kingswinford Village.

With gas central heating, UPVC double glazing and comprising; Entrance Hall, Lounge, Kitchen, Bedroom 1, Wet Room, Landing, 2 Bedrooms, rear Garden and Garage.

OVERALL, A DORMER BUNGALOW WELL WORTH VIEWING – AVAILABLE WITH NO ONWARD CHAIN!

On the Ground Floor, the Entrance Hall has a UPVC front door and further doors to;





SPACIOUS LOUNGE

The Kitchen is fitted with wall and base cupboards, worktops, inset sink and drainer, additional space for appliances, door to side access and door to pantry cupboard.

The spacious Lounge features a bow window to the front, electric fire, stairs to first floor Landing, sliding patio doors to rear Garden and further door to Hallway.

The Hallway has airing cupboard and doors to;

Bedroom 1 is located at the rear and is a good size. The Wet Room is fitted with a wc, hand basin, electric shower head, tiled walls and radiator.

The first floor landing has doors to;





SOUTH EAST FACING REAR GARDEN

There are 2 double Bedrooms, of which 1 bedroom features dual aspect and Bedroom 2 has storage eave.

Externally, the South East facing rear Garden enjoys a patio with lawn beyond, shrubs and access into Garage.

To the front, there is driveway parking, a wrought iron gate which provides additional parking space, an outside water tap and mature shrubs.

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:





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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

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VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com
www.leeshaw.com

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.