



The
LEE, SHAW
Partnership

59 Windsor Grove
Wordsley



RENOVATED TO EXCEPTIONAL STANDARDS

This beautifully presented 4 bedroom Semi-Detached family home has been renovated to an exceptional standard by the current owners. Finished with high quality fixtures and fittings throughout, no expense has been spared in creating a stylish and contemporary living space. Offering spacious and well appointed accommodation, this stunning home must be viewed to be fully appreciated!

Windsor Grove is well situated in a popular cul-de-sac position and benefits from local amenities, good primary and secondary schools, public transport links and local canal walks.

With UPVC double glazing, gas central heating and accommodation comprising; Entrance Hall, WC, Lounge, Family Room, Kitchen/Diner, Utility, Landing, 4 Bedrooms, Family Bathroom and Rear Garden.

THIS PROPERTY HAS IT ALL – IMMACULATE THROUGHOUT OFFERING TURN THE KEY READY TO MOVE IN CONDITION! VIEWING IS HIGHLY RECOMMENDED.

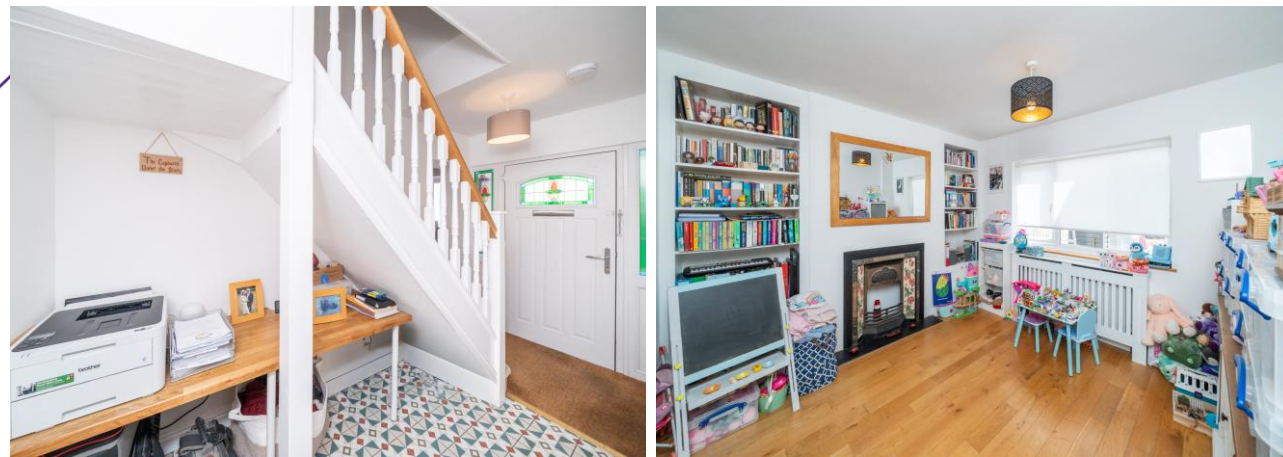


BOW WINDOW TO FRONT

On the Ground Floor, there is a Reception Hall with composite double glazed front door, stairs to 1st floor, tiled floor, cloakroom and a separate WC. The WC is fitted with a white suite comprising partly tiled walls, radiator and hand basin with storage below.

The Lounge is located at the front and features a bow window, shutters, oak flooring and a charming log burner. The Family Room has a fireplace and window overlooking the rear Garden.

Located at the rear of the property is the spacious and stylish Kitchen/Diner, fitted with an attractive range of cream 'shaker' style wall and base cupboards, complemented by oak worktops and tiled splashbacks. Features include an inset Belfast sink, built in larder cupboard, integrated dishwasher, built in oven, gas hob with extractor hood above and additional space for a fridge/freezer. Furthermore, the Worcester Bosch boiler is concealed within a cupboard, the room is further enhanced by French doors opening onto the rear Garden, Velux windows providing excellent natural light, spotlights and a door leading through to the Utility Room.





3 DOUBLE BEDROOMS

The Utility Room has cream 'shaker' style cupboards, oak worktops with upstands, splashback tiles, inset sink and drainer, tiled floor and space for appliances.

On the 1st Floor, there is a landing with a split staircase, loft access and doors to;

Bedroom 1 is located at the front and features a bow window with seating area, storage below and shutters.

There are 3 further Bedrooms, two of which are well proportioned double rooms.

The extended House Bathroom has been beautifully refitted by the current owners and is stylishly appointed with a concealed cistern WC, wash hand basin with storage beneath, a walk in electric shower featuring a waterfall shower head and a separate bath. The room is further enhanced by an old school style radiator, part tiled walls and a tiled floor and spotlights.







**WE DON'T SELL HOUSES,
WE SELL HOMES.**



PRIVATE SOUTH FACING REAR GARDEN

Externally, the private South facing rear Garden enjoys a paved patio leading onto a lawn, with a further patio area beyond, providing excellent space for outdoor entertaining and relaxation. To one side, the current owners have created a modern decked seating area featuring a built in sandpit, electric point and lighting. The opposite side offers an enclosed bark chipping play area, ideal for children. Additional features include a garden shed, outside lighting, electric points and an outside water tap.

To the front, there is a tarmac driveway providing off road parking and an electric point.

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: B





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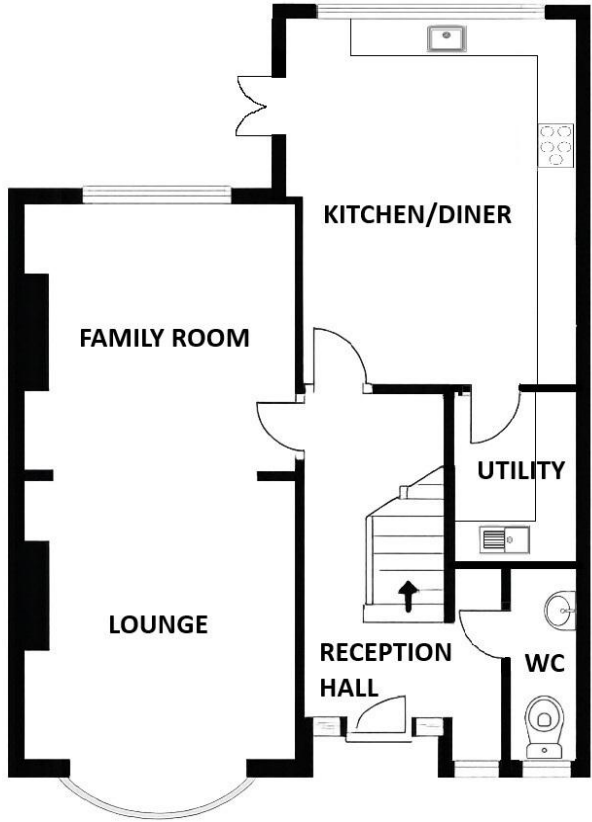
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



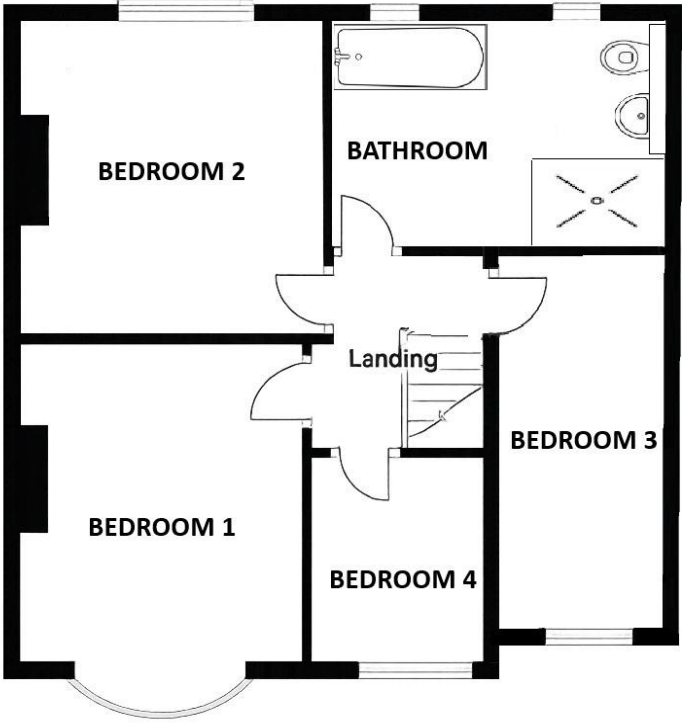
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Measurements:
 Entrance Hall
 Lounge: 3.4m x 3.2m
 Family Room: 3.1m x 3.1m
 Kitchen: 4.8m x 4.6m
 Utility: 2.1m x 2.0m
 Landing
 Bedroom 1: 3.2m x 4.1m
 (Into bay)
 Bedroom 2: 3.4m x 3.1m
 Bedroom 3: 3.6m x 2.0m
 Bedroom 4: 2.2m x 1.8m
 Family Bathroom: 3.8m x 2.1m

Ground Floor



First Floor



FLOOR PLANS

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VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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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.