

The Lee, Shaw Partnership

10 Rose Avenue

Kingswinford DY6 8LE







Semi-detached Bungalow with no onward chain

This 2 Bedroom Semi-detached Bungalow enjoys a cul-de-sac position leading off Granville Drive, standing in a wedge shape plot, widening to the rear making the Rear Garden a generous size.

There are a range of local amenities on Bromley Lane including a Tesco Express and Granville Convenience Store is just around the corner with further facilities available within Kingswinford.

With gas central heating, UPVC double glazed windows and comprising: Entrance Hall, Kitchen, Lounge/Dining Room, Inner Hall, 2 Bedrooms and Shower Room. There is a Driveway to the front and within the Rear Garden there is a pre-fab Garage and Side Driveway (see Agents Note below).

OVERALL, A BUNGALOW WITH LOTS OF POTENTIAL WHERE VIEWING IS HIGHLY RECOMMENDED.

There is a front Entrance Hall with part obscure single glazed timber door and side screen, radiator and doors to:

Kitchen having wall and base cupboards, worktops, sink and mixer tap, UPVC double side window, Baxi gas central heating boiler, part obscure UPVC double glazed side door to Garden and door to Pantry (with obscure UPVC double glazed side window).

Lounge/Dining Room with UPVC double glazed front window, 2 radiators and door to:

Inner Hall having Store, access to loft (being boarded and with UPVC double glazed side window) and doors to:

Bedroom 1 with UPVC double glazed window, radiator and 2 wardrobes with bridging top cupboards.

Bedroom 2 with UPVC double glazed window and radiator.





Cul-de-sac position

Refitted Shower Room having a white suite with quadrant shower enclosure having curved screen doors, pedestal basin and tiled splashback, WC with concealed cistern, part tiling, chrome ladder radiator and obscure UPVC double glazed side window.

Prefab Single Garage with up and over door. Side concrete Driveway (Agents Note: access is currently closed with a fixed fence and gate. This could be removed to open up access).

There is a wide Rear Garden having a concrete patio area, low wall, lawn and borders. The Garden widens to the side with a larger lawn and borders.

At the front, there is a lawn, concrete and paved driveway and slate infill.

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C.

Mining: There are 2 mine entries outside the Boundary of the property. We have an interpretive mine entry report available which shows that one was filled and capped by the National Coal Board in 1970 and the other was grouted and capped by British Coal in 1987.









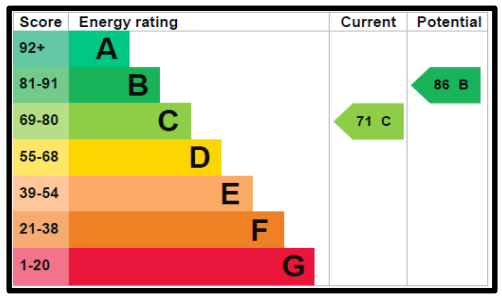
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

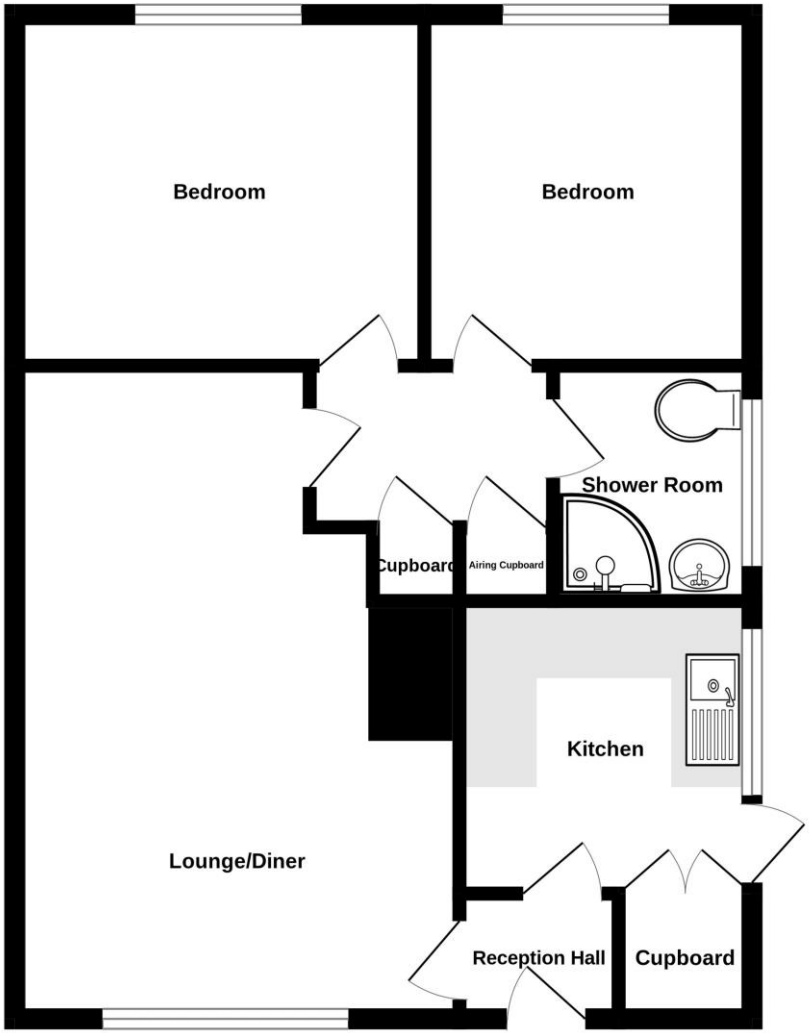
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Entrance Hall
Kitchen:
8'5" x 7'11" (2.58m x 2.41m)
Lounge/Dining Room:
18'4" x 11'11" (5.59m x 3.64m)
Inner Hall
Bedroom 1:
11'4" x 9'11" (3.46m x 3.02m)
Bedroom 2:
9'11" x 9' (3.02m x 2.76m)
Shower Room:
6'8" x 5'6" (2.03m x 1.68m)
Garage

FLOOR PLANS



Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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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.pdfcks, 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.