



The
LEE, SHAW
Partnership

45 Windermere Drive
Kingswinford DY6 8AN



Superbly improved & re-appointed

This David Payne – Gloucester, 4 Bedroom Detached Family Home has been recently re-appointed to a high standard, including features such as remote control blinds, shutters to the Lounge, 3 Bedrooms (with built-in fittings), refitted Kitchen & Utility, refitted En-Suite and stunning Bathroom, offering turn the key, move in ready condition where internal inspection is highly recommended to fully appreciate.



Set in a shared Driveway at the popular Mayfields development leading off High Street, the property is centrally located and convenient for amenities/schools at the heart of Kingswinford and is further enhanced by a south facing Rear Garden.

With gas central heating, double glazing and comprising: Reception Hall, Guest Cloakroom, Lounge with feature mantel fireplace, Dining Room, Refitted Kitchen with integrated appliances, Refitted Utility Room, Landing, 4 Bedrooms (Bedroom 1 with Refitted En-Suite), Refitted House Bathroom, Carport (with EV Charger) and Single Garage.

OVERALL, A QUALITY FAMILY HOME IN A SOUGHT AFTER AND CONVENIENT LOCATION – VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor, there is a Canopy Entrance with part obscure UPVC double glazed door and side screen opening to the Reception Hall having stairs to 1st Floor, vertical radiator and door to Lounge and Guest Cloakroom.

The Guest Cloakroom has a white suite with WC, semi recessed basin with vanity cupboard below and tiled splash back, extractor and tiled floor.

There is a Lounge, to the front, with double glazed day window having shutters, marble style mantel fireplace with hearth an inset fire, radiator, door to Kitchen and part glazed door Dining Room.



Convenient and sought after location

The Dining Room has a radiator, double glazed patio door to Garden and door to Kitchen.

The refitted Kitchen has a range of grey wall/base cupboards, quartz worktops and upstands, sink and mixer tap, AEG built-in oven with cupboard below, AEG built-in microwave oven with cupboard above, AEG induction hob with AEG cooker hood over, integrated AEG fridge freezer, double glazed rear window with remote control blind, recessed ceiling lights, vertical radiator and archway to Utility Room.

The refitted Utility Room has a quartz worktop and upstands with 2 appliance spaces below, corner base cupboard, tall cupboard, wall cupboards, double glazed side window, recessed ceiling lights and part obscure double glazed side door to Carport.

On the 1st Floor, there is a Landing having obscure double glazed side window with remote control blind, loft access, Store, large Linen Store (housing the Ideal gas central heating boiler) and doors to 4 Bedrooms and Bathroom.

Bedroom 1, at the rear, has built in unit comprising cupboards, drawers, shelving and top cupboards, with 2 matching bedside drawer units, double glazed rear window with remote control blind, radiator and door to En-Suite. This has been refitted with a white suite including walk-in shower, having side screen and waterfall shower and shower boarding, semi recessed basin with vanity cupboards below, combined WC with concealed cistern, end cupboard, part tiling, tiled floor, black ladder radiator, obscure double glazed side window and recessed ceiling lights.



South facing rear garden

Bedroom 2 has a double glazed window with remote control blind and radiator.

Bedroom 3 as a range of 3 double and 1 corner built-in wardrobe, fitted dressing table/desk with drawers, double glazed window with remote control blind and radiator.

Bedroom 4 has been fitted as a Study with built-in desk having cupboards and drawers, top cupboards, double glazed window with remote control blind and radiator.

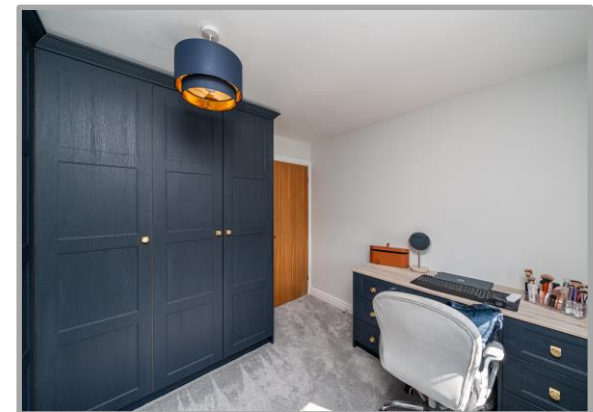
There is a refitted Bathroom having a white suite with standalone feature bath, semi recessed basin with vanity cupboard below, combined WC with concealed cistern, tiled walls, tiled floor, ladder radiator, obscure double glazed side window, recessed ceiling lights and wall mirror with light.

The single Garage has an electric shutter door, rear double glazed window, power point and part double glazed side pedestrian door to rear Garden.

There is a Carport having Store and EV charger.

The Rear Garden is south facing having a paved/block paved patio, lawn, raised side and rear border, right corner paved patio, side path with gate to front and rear tap.

There is a Driveway to the front.





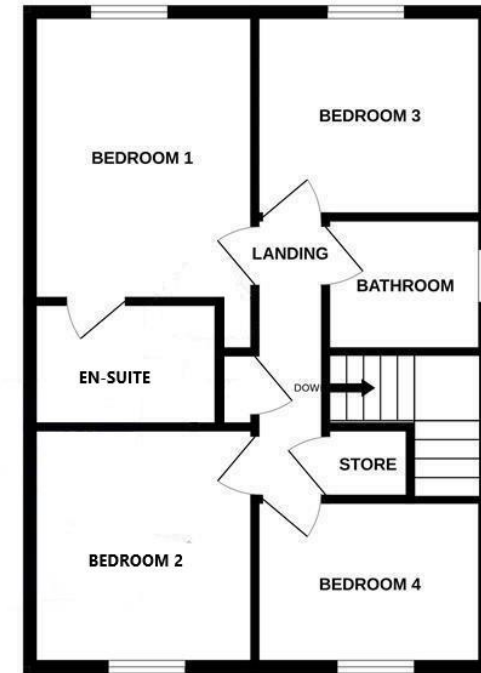
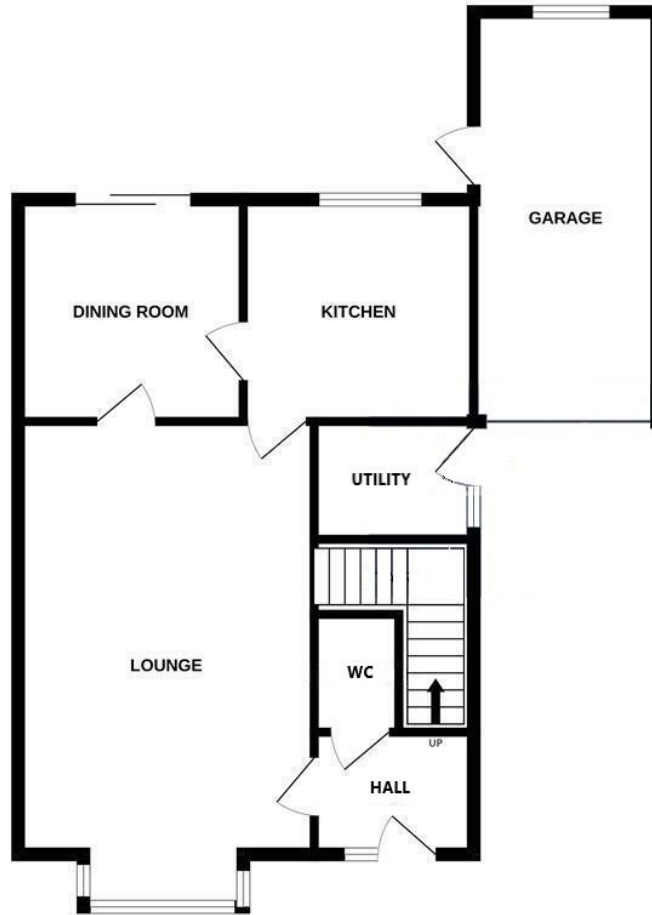
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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
707 sq.ft. (65.7 sq.m.) approx.

1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.

- Hall
- Guest Cloakroom
- Lounge:
21'2" into bay x 12'8" (6.46m x 3.86m)
- Dining Room:
10'2" x 9'8" (3.12m x 2.95m)
- Kitchen:
10'2" x 9'7" (3.12m x 2.93m)
- Utility:
7'5" x 4'9" (2.27m x 1.45m)
- Landing
- Bedroom 1:
12'5" x 9'6" (3.78m x 2.91m)
- En-Suite:
7' x 5'6" (2.15m x 1.68m)
- Bedroom 2:
10'7" x 9'6" (3.23m x 2.90m)
- Bedroom 3:
10'2" x 8'9" (3.10m x 2.68m)
- Bedroom 4:
10'3" x 7'3" (3.14m x 2.21m)
- Bathroom:
7 x 6'1" (2.15m x 1.85m)
- Garage:
17'8" x 8' (5.40m x 2.45m)
- Carport:
25'7" x 7'10" (7.79m x 2.39m)



FLOOR PLANS

FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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 [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.