



The
LEE, SHAW
Partnership

57 Burrows Road
Kingswinford DY6 8LU

Improved & extended semi-detached

GREAT OPPORTUNITY FOR A FIRST TIME HOME.

This extended and improved, 3 bedroom Semi-detached property enjoys a corner position with footpath approach to the front and benefits from a rear Garage and Carport.

Recent upgrades include a refitted Kitchen with a range of appliances, refitted Utility Room/Toilet and 1st Floor Shower Room. Leading off the Lounge/Dining Room, the Sitting Room extension provides flexible use, requiring decoration and flooring to finish and personalise.

Burrows Road is well placed off Bromley Lane with both Crestwood & Bromley Hills School within walking distance, including a Tesco Express, with further amenities are available in Kingswinford, making it convenient.

Briefly comprising; Hall, Kitchen, Lounge/Dining Room with Store, Sitting Room, Utility Room/Toilet, landing, 3 Bedrooms and Shower Room.

OVERALL, A PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE.

On the Ground Floor, there is an Entrance Hall with composite front door, obscure UPVC double glazed side screen, radiator, stairs to 1st Floor and doors to:

Refitted Kitchen having a range of grey shaker style wall and base cupboards, worktops and splashbacks, sink and mixer tap, Bosch built-in oven, Bosch gas hob with Bosch cook hood over, Bosch integrated microwave, integrated fridge, integrated dishwasher, UPVC double glazed front window and recessed ceiling lights.

Lounge/Dining Room with door to Store (below stairs), brick fireplace with tiled hearth and wooden mantel, 2 rear UPVC double glazed windows, part obscure double glazed UPVC door to Garden, radiator and door to:





Rear Garage & Carport

Sitting Room with UPVC double glazed rear window, radiator and door to:

Refitted Utility/Toilet having grey shaker style base cupboards, tall cupboard, worktops, sink and mixer tap, splashback tiling, appliance space, wall cupboard with Vaillant gas central heating boiler, obscure UPVC double glazed front window, white ladder radiator, WC with concealed cistern and loft access.

On the 1st Floor, there is a Landing having loft access with ladder, stair head cupboard and doors to:

Bedroom 1 with UPVC double glazed window and radiator.

Bedroom 2 with UPVC double glazed window and radiator.

Bedroom 3 with UPVC double glazed window.

There is a refitted Shower Room having a white suite with corner quadrant shower enclosure having curved screen doors, WC, recessed basin with vanity cupboard, tiled walls, tiled floor, chrome ladder radiator, recessed ceiling lights and obscure UPVC double glazed window.

There is a rear single Garage with up and over door, strip light and twin power point. There is also an adjoining Carport.

The Rear Garden is south facing having a paved patio, lawn and planting bed, centre pathway to rear, paved area with greenhouse, shed and access to the Carport.

At the front, there is a lawn with chipping border, pathway to front entrance, tap, side lawn and shrub border.





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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

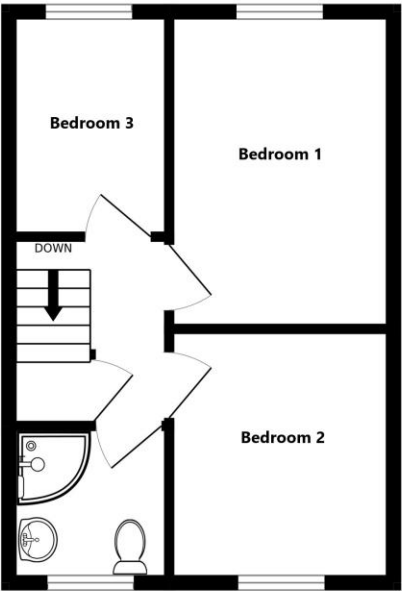
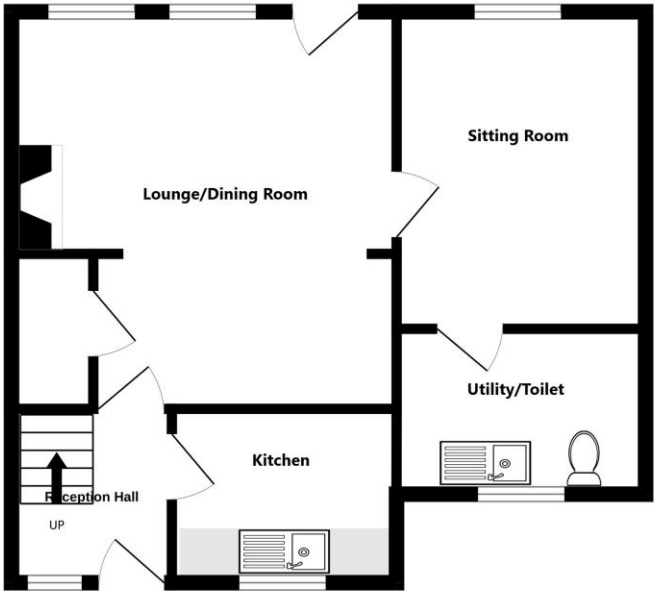


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor

- Hall**
Kitchen:
8'7" x 6'8" (2.62m x 2.04m)
Lounge/Dining Room:
15'1" x 14'11" max (4.62m x 4.56m)
Sitting Room:
12'2" x 9'9" (3.72m x 2.97m)
Utility/Toilet:
9'8" x 5'5" (2.96m x 1.67m)
Landing
Bedroom 1:
12'7" x 8'10" (3.73m x 2.70m)
Bedroom 2:
9'9" x 8'10" (2.98m x 2.69m)
Bedroom 3:
9'3" x 6' (2.82m x 1.83m)
Shower Room:
5'10" x 5'6" (1.79m x 1.58m)
Garage:
15'2" x 7'11" (4.63m x 2.42m)
Carport



Measurements are approximate. Not to scale. Illustrative purposes only.
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FLOOR PLANS

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

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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 checks, 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.