



The  
**LEE, SHAW**  
Partnership

**57 Windsor Grove**  
Wordsley



## TRADITIONAL SEMI-DETACHED

This beautifully presented, traditional 3 Bedroom semi-detached family home is ideal for first time buyers or those looking to downsize.

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

With UPVC double glazing throughout (except Utility), gas central heating and accommodation comprising; Reception Hall, Lounge, Kitchen, Dining Area, Utility Room, Landing, 3 Bedroom, Bathroom and rear Garden.

OVERALL, A QUALITY, WELL APPOINTED FAMILY HOME LOCATED IN A QUIET CUL-DE-SAC ADDRESS! INTERNAL INSPECTION ADVISED.

On the Ground Floor, the porch leads through to the front door, which opens into the Entrance Hall with stairs to the first floor Landing and doors to;

The good size Lounge features a bow window to the front, log burner and fitted shelving.





# 3 GOOD SIZED BEDROOMS

The good size Lounge features a bow window to the front, log burner and fitted shelving.

The Dining Area has a window to the rear and benefits from an upstairs storage cupboard.

The Kitchen is located at the rear and is fitted with 'shaker' style wall and base cupboards, worktops with inset sink and drainer, splash back tiles, space for freestanding appliances and a door leading into the Utility Room. The Utility houses the 'Ideal' Boiler, has units, space for appliances and a door leading to the rear Garden.

To 1<sup>st</sup> floor Landing, there is loft access and doors to;

There are 3 well proportional Bedrooms, of which Bedroom 1 features a bow window to front. The stylishly fitted House Bathroom has been refitted by the current owners and comprising; WC, hand basin with storage below, bath with waterfall shower head over, tiled walls and flooring, spotlights and an old school style radiator.





## SOUTH FACING REAR GARDEN

Externally, the south facing rear Garden enjoys a private outlook with a decking area, paved patio and steps down to lawn. Furthermore, there is side access, mature shrubs and planting, an outside water tap, electric point and garden shed.

To the front, there is tarmac driveway providing off road parking.

**Agent Note: We are advised by the Vendor that the property underwent structural repair work/underpinning in 1989.**

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](http://www.leeshaw.com/downloads/referral-fees.pdf)

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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.