



The
LEE, SHAW
Partnership

Regis House, 127 Barnett Lane

Kingswinford DY6 9PN



Extended & vastly improved

Regis House is a substantial traditional style 4 Double Bedroom (2 En-Suite) Detached Family Home having been considerably extended and vastly improved to a high standard, being re-appointed with style and is well presented throughout making it ideal for those looking for turn the key ready move in condition. This is a must see Home to fully appreciate.

The property is surprisingly spacious and stands well at this sought after address with excellent wide frontage and large in an out Driveway providing outstanding off road parking and is further enhanced by the mature Rear Garden with south west facing aspect and is well placed for local schools and amenities.

With gas central heating and comprising: Large Hall, Guest Cloakroom, through Lounge, Family Room, Refitted Kitchen opening to Dining Room, Utility Room, Gallery Landing, generous size Bedroom 1 with En-Suite and Dressing Room, 3 further Double Bedrooms (Bedroom 3 with En-Suite) and superb House Bathroom also including shower. In addition, there are 2 Garages (shortened in length – ideal for storage).

OVERALL, THIS IS A SPECIAL FAMILY HOME IN A GREAT LOCATION – THOUGHTFULLY EXTENDED AND UPDATED, WHERE EARLY VIEWING IS HIGHLY RECOMMENDED.

On the Ground floor, there is a Reception Hall having tiled floor, composite double glazed double entrance doors, radiator, UPVC double glazed window, 2 flight staircase to 1st Floor, Cloaks Store and doors leading off.

There is a Guest Cloakroom having a white WC, basin with vanity drawers below, tiled floor, extractor fan and chrome ladder radiator.



Stylish & re-appointed to a high standard

The through Lounge is a generous size room with feature mantel fireplace having hearth and inset fire, UPVC double glazed front window, 2 radiators and UPVC double glazed rear doors.

There is a Family Room with oak floor, radiator, 2 UPVC double glazed side windows and UPVC double glazed side doors to Rear Garden.

The refitted Kitchen has range of white gloss base and drawer units, quartz worktops, inset 1.5 bowl sink and mixer tap, integrated dishwasher, Bosch induction hob with cooker hood over, UPVC double glazed rear window, quartz worktop on return to Dining Room forming breakfast bar, 2 tall larder cupboards, tall cupboard with integrated large fridge, Indesit Built-in double oven, Indesit integrated microwave, centre island with quartz worktop and cupboard and drawers below, recessed ceiling lights, radiator, low-level plinth lighting and opening to:

Dining Room having tiled floor, UPVC double glazed front window, rear UPVC double glazed doors to Garden, exposed brick wall, radiator, recessed ceiling lights and door and step to:

Utility Room having wide worktop, base cupboards, 3 appliance spaces, Worcester floor standing boiler, UPVC double glazed rear window, tiled floor, radiator, part obscure UPVC double glazed rear door to Garden and door to Garage 1.





Large family home

On the 1st Floor, there is a Gallery Landing having oak and glass balustrade to stairs, radiator, UPVC double glazed front window, loft access (with ladder) and doors to 4 Bedrooms and Bathroom.

Bedroom 1 has an entrance area and is a generous size Double Bedroom with UPVC double glazed window and radiator. A door gives access to the En-Suite and Dressing Room. The En-Suite has a white suite with walk-in shower having side screen and waterfall shower, WC with concealed cistern, semi recessed basin with vanity cupboards, tiled floor, tiled walls, graphite ladder radiator, obscure UPVC double glazed rear window, extractor fan and recessed ceiling lights.

There is a Dressing Room, also to the rear, with obscure UPVC double glazed window, recessed ceiling lights and radiator.

Bedroom 2 has been extended to the rear and again is another generous size with laminate floor, radiator, 2 UPVC double glazed rear windows and UPVC double glazed skylight.



Internal inspection is essential

Bedroom 3 is also a double size having UPVC double glazed front window, 2 wardrobes with bedside drawer units and bridging top cupboards, further 3 door wardrobe and two door wardrobe, radiator, recessed ceiling lights and door to:

Refitted En-Suite having a white suite with tiled shower cubicle having screen and sliding door and waterfall shower, WC with concealed cistern, combined basin with vanity unit, tiled floor, tiled walls, radiator, obscure UPVC double glazed rear window, extractor fan and recessed ceiling lights.

Bedroom 4, at the front, is another double size room with UPVC double glazed window and radiator.

There is a generous size refitted House Bathroom having a white suite with bath, large walk-in shower with end and side screen and waterfall shower, WC with concealed cistern, combined semi recessed basin with vanity cupboards, wall mirror, tiled floor, tiled walls, obscure UPVC double glazed rear window, graphite ladder radiator and recessed ceiling lights.





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





Impressive wide frontage with in and out driveway

The Rear Garden south west facing having a patio leading onto lawn with border, raised rear border and stepped raised side patio area with timber canopy over. The Garden extends to the other side of the rear extension with further patio area, rockery border and side path with gate front.

Garage 1 & 2 are a shorter length and both have timber side opening entrance doors.

At the front there is a low block wall, semi-circular lawn and wide, large gravel Driveway with in and out facility.

Tenure: Freehold.

Construction: brick with a pitched tiled roof.

Services: Mains water, electricity, drainage and gas are connected to the property.

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.

Council Tax Band E.



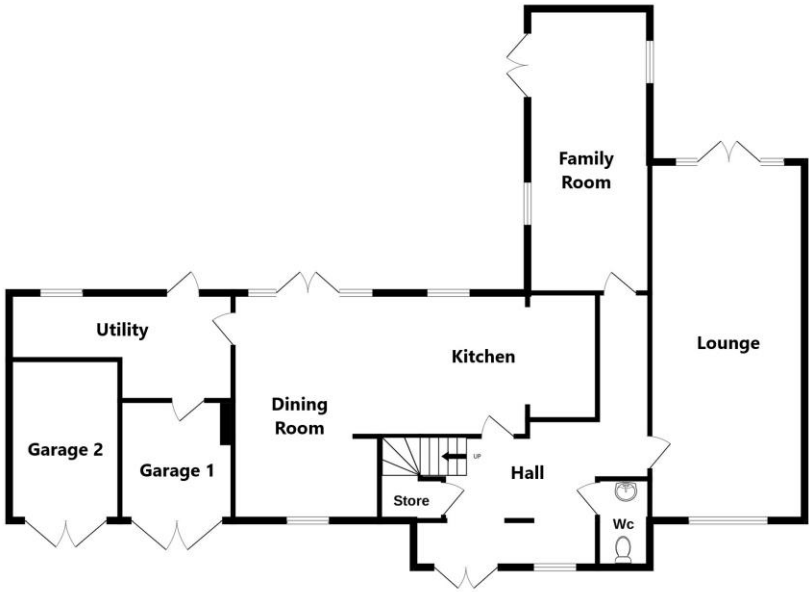


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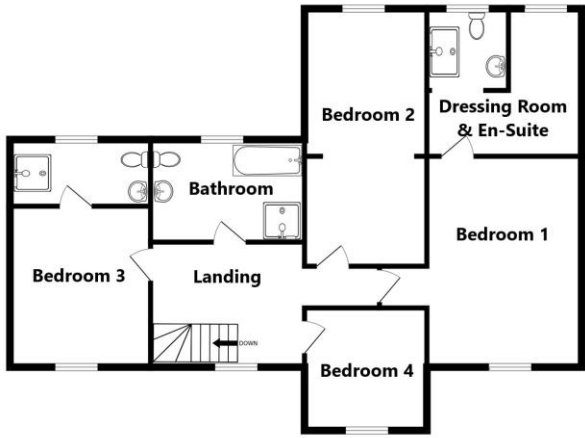
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



1st Floor



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

- Reception Hall:**
15'3" x 11'2" & 14'4" x 3'10"
(4.65m x 3.41m & 4.38m x 1.18m)
- Guest Cloakroom**
- Through Lounge:**
28'7" max x 12'1" (8.72m x 3.68m)
- Family Room:**
22'2" x 10'1" max into doors
(6.75m x 3.09m)
- Kitchen:**
18'5" x 10'112 (5.61m x 3.34m)
- Dining Room:**
18'2" x 10'8" (5.56m x 3.27m)
- Utility Room:**
17'7" x 6'10" max (5.38m x 2.08m)
- Gallery Landing**
- Bedroom 1:**
16'6" x 12'1" (5.03m x 3.69m)
- En-Suite:**
7'5" x 5'5" (2.28m x 1.67m)
- Dressing Room:**
10'10" x 6'2" (3.32m x 1.89m)
- Bedroom 2:**
18'9" x 9'10" max (5.73m x 3.01m)
- Bedroom 3:**
13'6" x 10'8" (4.12m x 3.27m)
- En-Suite:**
10'8" x 3'9" (3.25m x 1.16m)
- Bedroom 4:**
9'11" x 9'5" (3.02m x 2.88m)
- House Bathroom:**
11'3" x 7'7" (3.44m x 2.33m)
- Garage 1:**
11'5" x 9' max (3.48m x 2.74m)
- Garage 2:**
12'9" x 8'7" (3.89m x 2.62m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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VALUE. SELL. LET.

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