



The  
**LEE, SHAW**  
Partnership

144 Kingsley Road  
Kingswinford DY6 9RP



# Family semi-detached

This much improved, extended 3 Bedroom Semi-detached Family Home is well worth inspection to fully appreciate its overall size and layout.

The property enjoys a great position on Kingsley Road, at this top address, leading off Cot Lane in a prime location and is well placed for amenities and important local schools. There is also a good size mature Rear Garden with pleasant rear distant view.



With gas central heating, UPVC double glazing and comprising: Porch Entrance, Reception Hall, Through Lounge, Dining Room, refitted Kitchen, Landing, 3 Bedrooms (Bedroom 3 with Loft Room Over) and modern Bathroom. The property further benefits from a block paved Driveway, providing off road parking and a single Garage.

**OVERALL, A WELL PRESENTED GOOD SIZE FAMILY HOME AT THIS SOUGHT AFTER LOCATION. VIEWING IS HIGHLY RECOMMENDED.**

On the Ground Floor, there is a Porch Entrance being UPVC double glazed with entrance door, top opening window, laminate floor and part double glazed UPVC door to:

Reception Hall having laminate floor, stairs to 1st Floor, radiator, Cloaks Store and door to:

Through Lounge with UPVC double glazed bow window to front, mantel fireplace with hearth and inset fire, 2 radiators, UPVC double glazed patio door to rear Garden and door to:

Dining Room with laminate floor, UPVC double glazed rear patio door, radiator, Store, recessed ceiling lights and step to Lobby with laminate floor and Store (below stairs) and step to:





# Great location for schools

Refitted Kitchen having a range of grey shaker style wall and base cupboards, worktops sink and mixer tap, side UPVC double glazed window, rear UPVC double glazed door to Garden, Zanussi built in double oven, Neff gas hob with integrated cooker hood over, tall housing with integrated fridge freezer, integrated CDA dishwasher, integrated Indesit washer/dryer, recessed ceiling lights, laminate floor, graphite vertical radiator and door to Garage.

The Garage has an up and over door and strip light.

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window and doors to 3 Bedrooms and Bathroom.

Bedroom 1 has a UPVC double glazed window and radiator. Bedroom 2 has a UPVC double glazed rear window with distant view and radiator. Bedroom 3 has a UPVC double glazed window, radiator and steps access to Loft Room over having plastered walls and ceiling Worcester gas central heating boiler, radiator, Eaves Stores and double glazed rear roof window - Note there is restricted head height at the eaves.

There is a refitted Bathroom having a white suite with p shaped bath having tiled surround, shower over and side shower screen, WC with concealed cistern, combined semi recessed basin with vanity cupboard, extractor fan, part tiled walls, tiled floor, chrome ladder radiator and obscure UPVC double glazed window.





## Generous size mature rear garden

There is a split level Rear Garden having a wide raised decking patio with balustrade rail, twin power point, tap and with centre steps leading down through terraced area having retaining walling and gravel. This leads on to a good length split level lawn with borders.

At the front, there is a sloping block paved Driveway providing off-road parking, low wall and border with slate infill.

**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](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band C.**

**Agents Note: There is no Building Regulation Completion Certificate for the Loft Room which was undertaken prior to the Vendors purchase in 2009.**





The  
**LEE, SHAW**  
Partnership

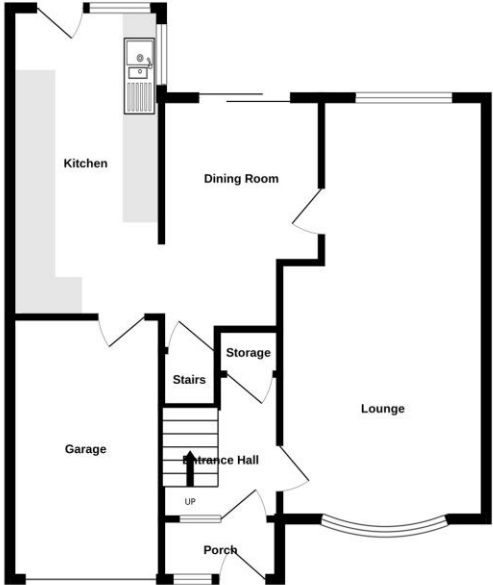
**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



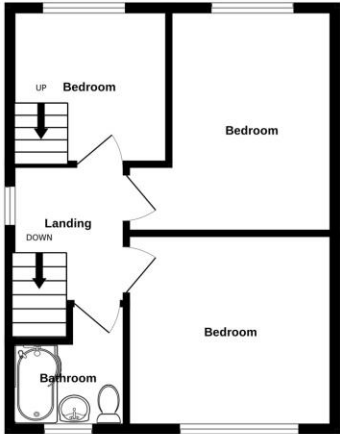
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Porch**  
**Reception Hall**  
**Through Lounge:**  
 23' x 11'6" max x 9'1" (7.02m x 3.52m & 2.76m)  
**Dining Room:**  
 9'2" into patio x 8'10" (2.80m x 2.69m)  
**Kitchen:**  
 16'9" x 7' (5.11m x 2.15m)  
**Garage:**  
 15' x 7'3" (4.59m x 2.23m)  
**Landing**  
**Bedroom 1:**  
 11'5" x 10'7" (3.50m x 3.24m)  
**Bedroom 2:**  
 12'1" x 8'11" (3.68m x 2.74m)  
**Bedroom 3:**  
 8'11" x 8'6" (2.72m x 2.66m)  
**Bathroom:**  
 6'11" x 6'3" (2.12m x 1.92m)  
**Loft Room:**  
 18'4" x 10'5" (5.66m x 3.19m)

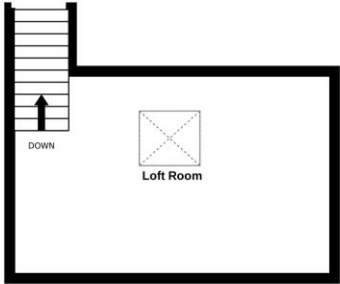
Ground Floor



1st Floor



2nd Floor



# FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2026

The  
**LEE, SHAW**  
Partnership

---

VALUE. SELL. LET.

**Selling Agents: The Lee, Shaw PARTNERSHIP**

The Cross Offices, Summerhill, Kingswinford  
West Midlands DY6 9JE

Sales: (01384) 287622  
kingswinford@leeshaw.com  
www.leeshaw.com

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.