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Fairlawn Drive
Kingswinford

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57 Fairlawn Drive, Kingswinford DY6 9PE

This 2 Bedroom Semi-detached Bungalow enjoys a great location, at the ever popular Paddock development, leading off Barnett Green, in turn leading from Barnett Lane, or from Stream Road, being well placed for local amenities, in a level position and is available with no onward chain.

With gas central heating, double glazing and comprising: Reception Hall, 2 Bedrooms, modern Bathroom, Lounge/Dining Room, Kitchen, Rear Garden Room and Garage. There is also a good size Rear Garden making for a pleasant backdrop.

OVERALL, AN EXCELLENT OPPORTUNITY FOR A BUNGALOW AT THIS SOUGHT AFTER ADDRESS. VIEWING IS HIGHLY RECOMMENDED.

A Side Canopy Entrance with part obscure UPVC double glazed door and side screen opens to the Reception Hall having radiator, loft access and doors leading off.

There are 2 Bedrooms, at the front, each with UPVC double glazed window and radiator.

The Bathroom has a white suite including bath, WC, basin, tiled walls, radiator, obscure UPVC double glazed side window and Cupboard (housing the Ideal gas central heating boiler).

There is a good size Lounge/Dining Room having radiator, door to Kitchen and single glazed timber window/screen and door to the Rear Garden Room having UPVC double glazed rear window, part double glazed UPVC door to Garden and radiator. Agents note: The gas fire is not working.

The Kitchen has wall and base cupboards, worktops, sink and mixer tap, Lamona built-in oven, electric hob, integrated cooker hood over, appliance space, tiled floor, UPVC double glazed rear window, wall tiling and part obscure UPVC double glazed side door to Driveway.

There is a Garage with side opening timber doors, strip light and twin power point.

The Rear Garden is West facing having a paved patio with gate to Driveway, steps lead off to a good length garden, being mostly laid to lawn with step to middle and borders.

At the front, there is a low maintenance fore Garden with gravelled area, low wall and circular paved patio area and pathway and there is a good size tarmac Driveway (with tap) providing off-road parking leading to the Garage.

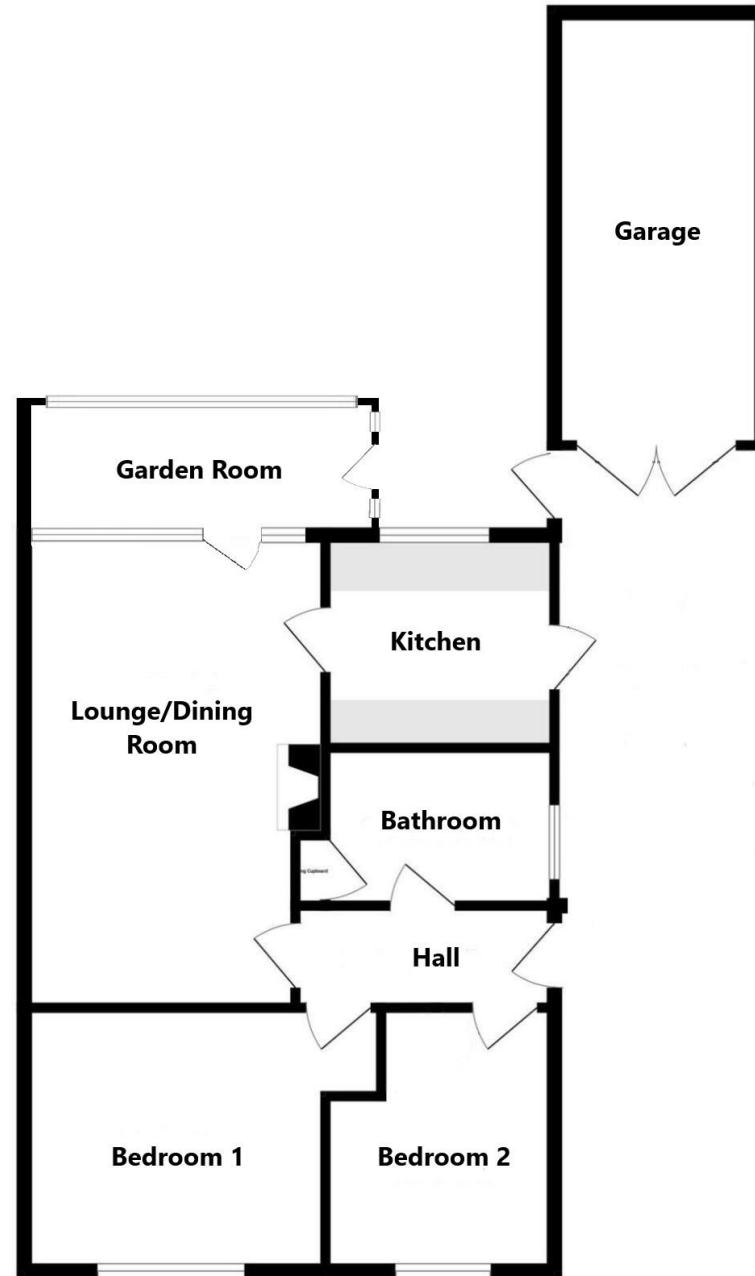
Tenure: Freehold. Construction: brick with a pitched tiled roof and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C.





FLOOR PLANS

| |
|--|
| Reception Hall |
| Bedroom 1: 12' + door recess x 9'8" (3.66 m x 2.95m) |
| Bedroom 2: 9'8" x 8' (2.95m x 2.45m) |
| Bathroom: 7'4" x 5'4" (2.24m x 1.65m) |
| Lounge/Dining Room: 17'11" x 11'11" (5.47m x 3.65m) |
| Garden Room: 15'5" x 5'11" (4.70m x 1.81m) |
| Kitchen: 8'1" x 7'11" (2.48m x 2.42m) |
| Garage: 14'7" x 8'9" (4.45m x 2.67m) |



For illustrative purposes only. Not to Scale.



ENERGY EFFICIENCY RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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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

<https://www.leeshaw.com/downloads/referral-fees.pdf>

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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/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdfcks, 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 non-refundable 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.