



The
LEE, SHAW
Partnership

1 Buckingham Grove
Kingswinford DY6 9ED



Distinctive family home

Rare opportunity for a highly distinctive 1960's contemporary flat roof design, 4 Bedroom Link-Detached Family Home, stylish and different, in a very convenient location.

The property enjoys a commanding corner position to Buckingham Grove just off Summerhill and is walkable to amenities at the centre of Kingswinford, together with important local schools.

With gas central heating, double glazing and comprising: Entrance Hall with Cloaks Store, Guest Cloakroom, Ground Floor Bedroom 4, Dining Room opens to generous size Lounge, Breakfast Kitchen, Utility, Landing, 3 Bedrooms and refitted Shower Room. The property also benefits from a Carport, large Driveway providing off road parking and west facing Rear Garden.

OVERALL, A MORE INDIVIDUAL FAMILY HOME IN A GREAT LOCATION WITH EVERYTHING ON THE DOORSTEP – INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

On the Ground Floor, there is an Entrance Hall with Karndean floor, part obscure UPVC double glazed front door, Cloaks Store, radiator and doors to:

Refitted Guest Cloakroom having a white suite with WC having concealed cistern, combined basin with vanity cupboard below, part tiled walls, Karndean floor, obscure UPVC double glazed side window.



Walk to amenities & schools

Bedroom 4 with Karndean floor, radiator and UPVC double glazed window to floor.

Dining room having Karndean floor, radiator, aluminium double glazed patio door to Garden, open tread staircase to 1st Floor, door to Kitchen and wide opening to:

Lounge having a wide brick fireplace with tiled heart, inset fire, mantel shelf and side shelving, Karndean floor, UPVC double glazed side high-level window, side and rear UPVC double glazed window to floor, pine clad ceiling, 2 radiators and Cupboard (with Baxi gas central heating boiler).

Breakfast Kitchen having a range of wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, Siemens built-in double oven, gas hob with integrated cooker hood over, integrated Bosch dishwasher, integrated fridge, UPVC double glazed front window, coloured slate tiled floor, recessed ceiling lights, 2 UPVC double glazed rear windows, centre UPVC double glazed doors to Garden, side UPVC double glazed window and wide opening to:





Internal inspection is essential

Utility Area, to the front, having worktop with appliance spaces, coloured slate tiled floor, part obscure UPVC double glazed door to front, radiator, UPVC double glazed front window and doorway to Store.

On the 1st Floor, there is a Landing having Karndean floor, a range of maple style wardrobes, UPVC double glazed high-level side window and doors to:

Bedroom 1 with Karndean floor, UPVC double glazed front and side window to floor and radiator.

Bedroom 2 with side UPVC double glazed window, built-in double wardrobe with top cupboard, bedside drawer unit, dressing table unit with drawers, radiator and Karndean floor.

Bedroom 3 with UPVC double glazed window, radiator and Karndean floor.

Refitted Shower Room having a white suite with step to walk-in shower cubicle having side screen and Mira sport shower, WC with concealed cistern, basin with vanity drawer below, chrome ladder radiator, tiled walls, skylight, wall mirror with light and recessed ceiling lights.

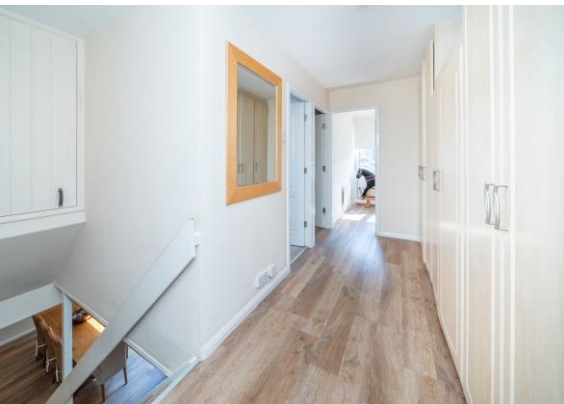


Commanding corner position



There is a wide west facing Rear Garden having a good size patio, retaining wall and centre steps to raised lawn with borders, low wall to rear border. The garden extends to the side with lawn and conifer hedge.

At the front there is a Carport and block paved Driveway providing off-road parking. There is a front corner fore Garden being mostly laid to lawn with trees and shrubs.



Tenure: Freehold.

Construction: brick with flat roof.

Services: All mains services are connected. Broadband/Mobile coverage:

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

Council Tax Band E.

There is a tree preservation order.



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







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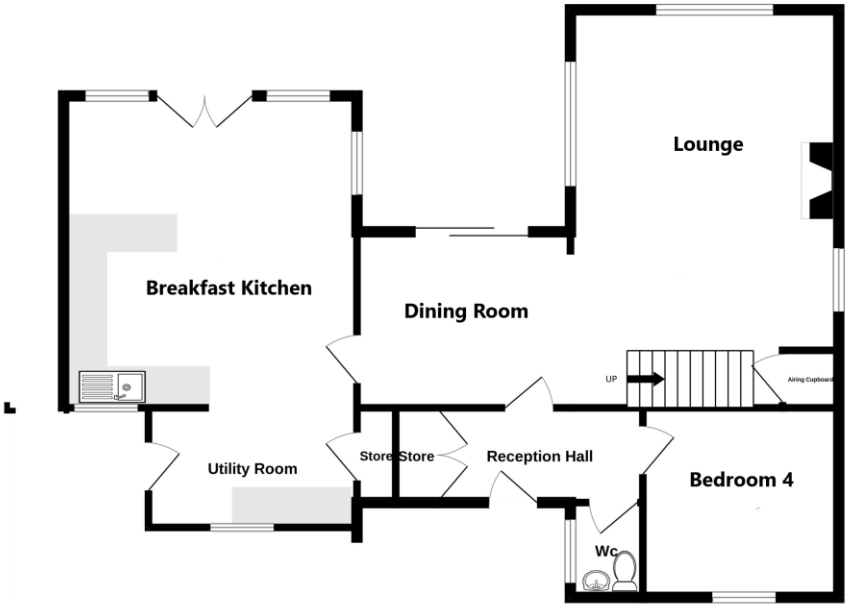
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



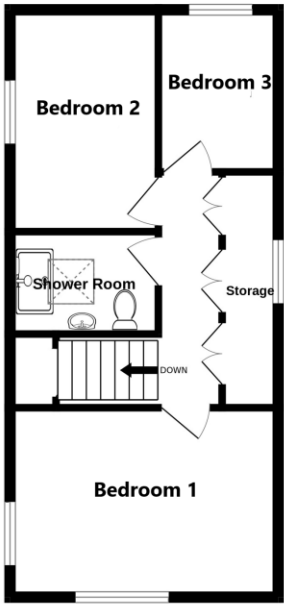
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

- Hall
- Guest Cloakroom
- Bedroom 4:
9'11" x 9'11" (3.02m x 3.02m)
- Dining Room:
11'10" x 9'7" (3.63m x 2.92m)
- Lounge:
20'6" x 13'10" (6.26m x 4.23m)
- Breakfast Kitchen:
17' x 14'6" (5.20m x 4.43m)
- Utility:
7'10" x 6' (2.40m x 1.84m)
- Landing
- Bedroom 1:
13'11" x 9'11" (4.24m x 3.02m)
- Bedroom 2:
10'6" x 7'7" (3.10m x 2.31m)
- Bedroom 3:
8'5" max x 6'1" (2.56m x 1.87m)
- Shower Room:
7'4" x 5'1" (2.25m x 1.55m)
- Carport

Ground Floor



1st Floor



Carport

FLOOR PLANS

The **LEE, SHAW** Partnership

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.