



The
LEE, SHAW
Partnership

6 Whitehall Road
Kingswinford DY6 9DY

Prime cul-de-sac location

Great opportunity for those looking for a home with potential to add value. This well presented, 3 Bedroom Extended Detached Family Home with generous size Rear Garden enjoys a prime cul-de-sac location and is available with no onward chain.

Whitehall Road leads off Berkeley Drive at this sought after address on the Valley Fields development and is well placed for important local schools and convenient for the centre of Kingswinford with its wide range of amenities.

With gas central heating, UPVC double glazing and comprising: Entrance Porch, Lounge, Dining Room, Kitchen, Sitting Room, Landing, 3 Bedrooms, Bathroom and Garage.

OVERALL, A WELL PRESENTED FAMILY HOME WITH SCOPE TO PERSONALISE AND FURTHER IMPROVE AT THIS SOUGHT AFTER ADDRESS. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is an Entrance Porch with composite double glazed front door having obscure UPVC double glazed side screens, laminate floor, double glazed side window and patio door opening to:

Lounge having a mantel fireplace with hearth and inset fire, 2 radiators, stairs to 1st Floor, UPVC double glazed front window and opening to:

Dining Room with UPVC double glazed rear window, radiator and door to Kitchen.

The Kitchen has a range of wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, 3 appliance spaces, UPVC double glazed rear window and part glazed door to:

Rear Sitting Room having electric heater, UPVC double glazed rear patio door to Garden and Store (with side obscure UPVC double glazed window).





Great potential and opportunity

On the 1st Floor, there is a Landing with UPVC double glazed side window, Airing Cupboard (with tank) and doors to 3 Bedrooms and Bathroom.

Bedroom 1 & 2 have a UPVC double glazed window and radiator and Bedroom 3 has a UPVC double glazed window and double wardrobe with sliding mirror doors.

The Bathroom has a coloured suite, including bath, basin, WC, obscure UPVC double glazed side and rear window and radiator.

There is a Garage with side opening entrance doors, Cupboard (below stairs) part obscure double glazed side UPVC door and side obscure UPVC double glazed fix screen.

The Rear Garden is a generous size having a split level patio leading onto lawn with well stocked borders, rear paved area and gravel area with planting and side path and gate to front.

At the front, there is a gravelled area with border and tarmac Driveway.



Generous size rear garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

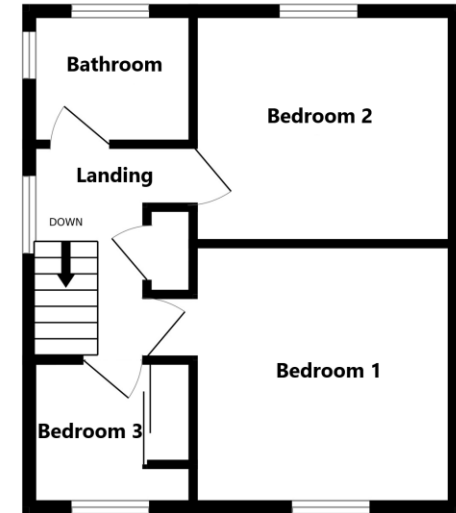
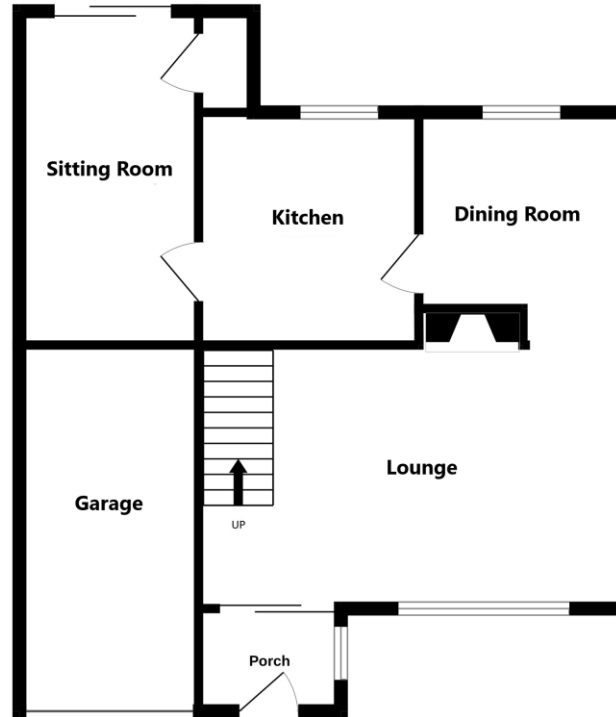


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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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 www.leeshaw.com/downloads/referral-fees.pdf

Ground Floor

1st Floor



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

Porch

Lounge:
17'10" incl. stairs x 10'9" (5.44m x 3.25m)

Dining Room:
10'2" x 8'3" (3.11m x 2.53m)

Kitchen:
9'8" x 9'3" (2.95m x 2.91m)

Sitting Room:
14'9" x 7'6" (4.51m x 2.31m)

Landing

Bedroom 1:
11'9" max x 11'4" (3.59m x 3.46m)

Bedroom 2:
9'11" x 9'10" (3.03m x 3.01m)

Bedroom 3:
6'11" x 5'10" (2.12m x 1.80m)

Bathroom:
7'8" x 5'6" (2.35m x 1.70m)

Garage:
16' x 8'2" (4.88m x 2.50m)

**FLOOR
PLANS**

Tenure: Freehold. **Construction:** brick with a pitched tiled roof and flat 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 D.**

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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 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.