



NO ONWARD CHAIN!

This well presented 1 Bedroom Ground Floor Flat is an excellent opportunity for first time buyers, those looking to downsize or investors. Benefiting from its own rear Garden, Garage, newly fitted carpets throughout and being offered with no onward chain, this property is ready to move straight into!

Rokewood Close is well located at the popular Charterfields development leading off Stallings Lane with local amenities including Lidl and Morrisons Supermarkets, together with bus services and further facilities at the centre of Kingswinford and Wall Heath.

With gas central heating, UPVC double glazed windows and accommodation which comprises; Porch, Lounge/Diner, Hallway, Kitchen, Bathroom, Bedroom, rear Garden and Garage.

OVERALL, A WELL PRESENTED FLAT, AVAILABLE WITH NO ONWARD CHAIN – VIEWING IS HIGHLY RECOMMENDED.

The Porch has a UPVC sliding door with a further door leading into the Lounge/Diner.

The good sized Lounge/Diner features a bow window to the front and a fire with surround. There is a door leading into the Hallway.

The Hallway has doors to;





BEDROOM WITH BUILT IN WARDROBES

The Kitchen is located at the rear and has wall and base cupboards, worktops, inset sink and drainer, built in oven, hob with extractor fan above and fridge freezer, Worcester Boiler and tiled walls.

The Bedroom is also located at the rear and benefits from built in wardrobes, drawers and cupboards and a UPVC tilt and turn patio door to rear Garden.



The Shower Room is fitted with a concealed WC and hand basin with storage below and to the side, there is an electric shower, tiled walls and radiator.

Externally, the rear Garden enjoys a paved patio and gravelled area with steps to Garage. Furthermore, there is side access, mature planting and gate to rear.

There is 1 parking space at the rear.

There is a blocked paved area to the front with no dropped curb.

To side the of the property there is a substation.



FLOOR PLANS



Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

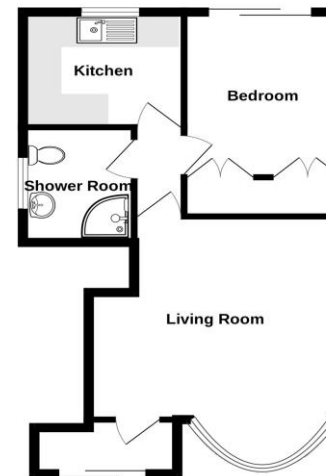
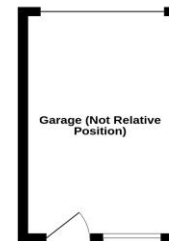
Council Tax Band: A

Ground Rent: £125.00 per annum, this is paid half yearly. Rent review periods are every 25 years Each subsequent 25 years the ground rent doubles.

Tenure: Leasehold

Lease: 110 years from 13th March 2011.

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Measurements:

Lounge/Diner: 4.7m x 4.4m

Bathroom: 1.8m x 1.7m

Kitchen: 2.7m x 2.3m

Bedroom: 3.9m x 2.6m

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. https://nigroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf 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.