



The
LEE, SHAW
Partnership

Flat 4, The Lyndons
Park Street, Kingswinford DY6 9LX



Walk to amenities

This modern, purpose built, 1 Bedroom 1st Floor Flat, in a small block, is so convenient, being located just into Park Street off Market Street, right at the centre of Kingswinford and walkable to amenities.

The Flat benefits from a LONG LEASE which was recently extended and is available with no onward chain.

Ideal for downsizing or a first foot on the property ladder, the Flat offers scope to update and personalise.

Briefly comprising: Ground Floor Entrance Hall giving access to a 1st Floor Landing, Lounge, Kitchen, Double Bedroom & Bathroom. There is an allocated Parking Space to the front and Communal Rear Garden.

VIEWING IS HIGHLY RECOMMENDED.

There is a Ground Floor Canopy Entrance with part glazed timber door to Entrance Hall having stairs to 1st Floor Landing with obscure timber double glazed side window and door leading off.

The Lounge is located to the front having laminate floor, timber double glazed window, 2 electric heaters, open storage shelving above the stair head, entry phone and with obscure glazed internal screen and small paned glazed door to Kitchen.



With long lease



The Kitchen has wall and base cupboards, worktops, tiled splash backs, sink with hot and cold tap, small breakfast bar, Smeg built-in oven, Hotpoint electric hob, tall cupboard, recessed ceiling lights, door to Bedroom, single glazed internal top screen to Bathroom and Lobby Area off with door to Airing Cupboard (having hot water tank) and door Bathroom.

The Bathroom has a white suite, including bath with shower over, basin, WC, tiled walls, obscure timber double glazed side window, Diplex electric heater and laminate floor.

There is a Double Bedroom, to the rear, with UPVC double glazed rear window, 2 double built-in wardrobes with bridging top cupboards and electric heater.

There is a rear Communal Garden with lawn and External Store.

At the front, there is a gated block paved parking area with allocated space.

Tenure: The property is Leasehold. The original Lease has been extended and now runs for 189 Years less 3 days commencing on the 1st January 1991 giving an unexpired term of 153 Years. There is a nominal peppercorn Ground Rent. Service Charge £1080.00 per annum (Reviewed Annually).

Construction: brick with a pitched tiled roof. Services: Mains water, electricity and drainage are connected. There is no gas. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band A.





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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

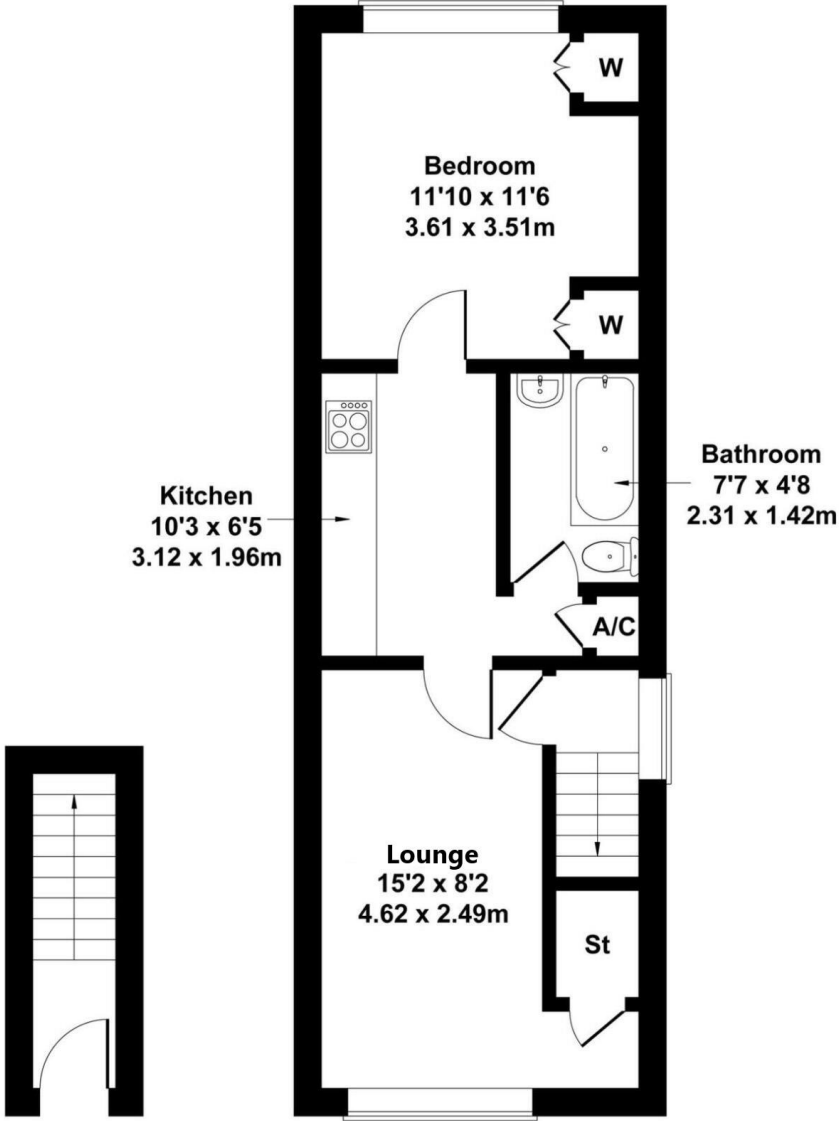


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR
PLANS

The Lyndons, Park Street, Kingswinford

Approximate Gross Internal Area
440 sq ft - 41 sq m
(Excluding Ground Floor)



GROUND FLOOR FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.