



The
LEE, SHAW
Partnership

16 West View Drive
Kingswinford



NO ONWARD CHAIN!

This spacious 2 Bedroom detached home offers an excellent opportunity for buyers seeking a property with scope for renovation and personalisation.

West View Drive is a popular quiet cul-de-sac location leading off The Knoll, convenient for Kingswinford Village, local primary and secondary schools and transport links.

With gas central heating, UPVC double glazing and accommodation comprising; Dining Room, Kitchen, Utility Room, Lounge, Landing, 2 double Bedrooms, modern Shower Room, Garage and rear Garden.

OVERALL, A PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE. AVAILABLE WITH NO ONWARD CHAIN!





SCOPE FOR RENOVATION AND PERSONALISATION

On the Ground Floor, the UPVC front door leads into the Dining Room, which features a bay window to the front and doors leading to the Kitchen and Lounge.

The Kitchen is fitted with wall and base cupboards, worktops, inset sink and drainer, bay window, space for appliances. There is a door leading into the Utility, which is fitted with base cupboards, inset sink and drainer, tiled walls and a door leading out to the front.

The Lounge is a good size, located at the rear and benefits from sliding patio doors leading out to the rear Garden, inset fire with fireplace surround, understairs storage cupboard and stairs to first floor Landing.

On the first floor, the Landing has loft access and doors leading to;

There are 2 double Bedrooms, both benefiting from fitted wardrobes and drawers. Bedroom 1 is located at the rear and enjoys delightful distant views. The modern Shower Room is fitted with a white suite comprising; WC and hand basin concealed unit with storage below, walk in shower with electric shower head, vertical radiator, tiled walls, airing cupboard which houses the 'Worcester Bosch' Boiler and spotlights.





PARKING TO FRONT

Externally, the rear Garden enjoys the outlook views, paved patio with steps down leading to an additional gravel area and lawn. Furthermore, there is a garden shed, mature planting and shrubs, outside water tap and side access.

The Garage has fitted shelving, a front opening door, electric and lighting and space for appliances.

There is a tarmac driveway with parking to the front, steps down to the front door and mature shrubs to the side.





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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

Measurement:

Kitchen: 2.4m x 2.3m

Dining Room: 4.1m x 2.5m

Utility: 2.3m x 2.0m

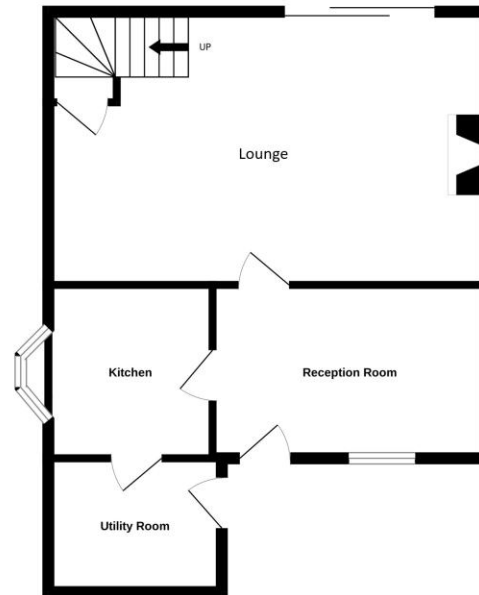
Lounge: 6.7m x 4.0m

Bedroom: 4.1m x 3.6m

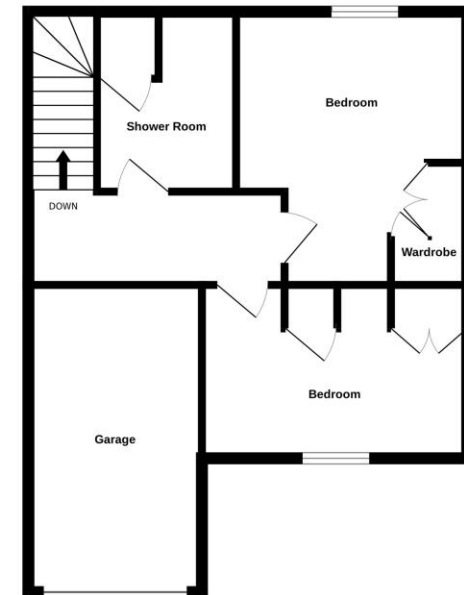
Bedroom: 4.1m x 2.4m

Shower Room: 3.1m x 2.0m

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
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FLOOR PLANS

Tenure: Freehold. 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: C

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VALUE. SELL. LET.

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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/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, 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.