



The
LEE, SHAW
Partnership

42 Queen Street
Kingswinford



BEAUTIFULLY PRESENTED & STYLISH HOME

This much improved, beautifully presented 2 bedroom semi detached home is ideal for first time buyers or those looking to downsize, offering comfortable, stylish and well maintained accommodation throughout.

Queen Street is ideally situated within a quiet cul-de-sac in this sought-after location, just a short walk from a wide range of amenities in Kingswinford Village. The property also benefits from being within close proximity to well-regarded primary and secondary schools, as well as offering excellent access to commuter and public transport links.

With gas central heating, UPVC double glazing and accommodation comprising; Reception Hall, Lounge, Kitchen/Diner, House Bathroom, 2 double Bedrooms, En-Suite Shower Room and Rear Garden.

OVERALL, A WELL PRESENTED AND UPDATED HOME WHERE VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE.





KITCHEN WITH FITTED APPLIANCES

On the Ground Floor, there is a Reception Hall which has stairs off to 1st Floor and doors leading off.

The good size Lounge is located at the front and benefits from a bow window.

The House Bathroom is fitted with a white suite comprising; WC, pedestal sink, bath with electric shower head over, tiled walls and radiator.

The Kitchen/Diner is fitted with a range of white gloss wall and base cupboards, worktops, splashback tiles, inset sink and drainer, Worcester Bosch boiler, built in fridge, oven, hob with extractor fan above, dishwasher, freezer and space for additional appliances. There is a designated Dining Area which has understairs storage.

On the 1st floor, there is a Landing with doors to;





BEDROOM 1 WITH EN-SUITE

There are 2 double Bedrooms, of which Bedroom 1 has a feature panelled wall and an En-Suite Shower Room. The En-Suite is fitted with a modern white suite comprising a walk-in shower, hand basin with storage below, WC, wall-mounted storage, partially tiled walls and a vertical radiator.



Externally, the private rear Garden features a block paved patio with a lawn beyond, along with a pathway leading to an additional paved seating area. The Garden is further enhanced by an outside tap, electric point, garden shed, mature shrubs and convenient side access.

To the front, a block paved driveway provides off road parking with the front door positioned to the side of the property.





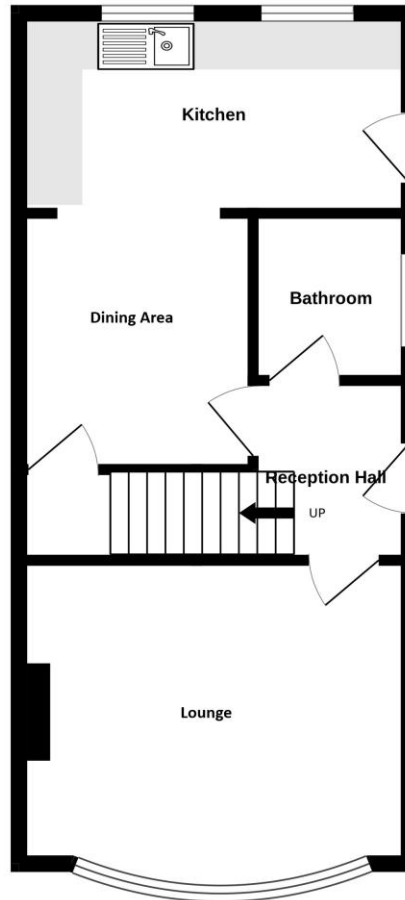
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

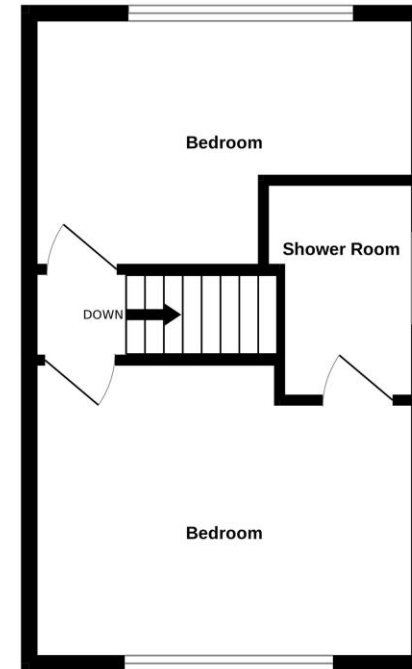
Measurements:

Lounge: 4.2m x 3.2m
Bathroom: 1.9m 1.6m
Diner Area: 2.9m x 2.3m
Kitchen: 3.9m x 2.0m
Bedroom 1: 4.2m 3.2m
En-Suite: 2.2x 1.3m
Bedroom 2: 4.2m x 3.0m

Ground Floor



1st Floor



FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only
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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: B

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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 [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.