



The
LEE, SHAW
Partnership

11 Penzer Street
Kingswinford DY6 7AA



Large Extended Family Home

This truly spacious, well extended and much improved 4/5 Bedroom (2 En-Suite) Detached Family Home offers a versatile layout and ticks many boxes, making internal inspection essential to fully appreciate.

From a location point of view, they don't come much better, situated at the top end of Penzer Street, in the heart of Kingswinford with literally amenities and schools on the doorstep, within easy walking distance - a great convenience for those not wanting to use their car.



The property is traditionally styled and benefits from a large 2 storey extension and there is a Double Garage which has been converted to provide a Front Store with large Utility/Leisure Room. The property is further enhanced by excellent off-road Driveway Parking and a generous size, low maintenance, west facing Rear Garden.



With gas central heating, UPVC double glazed windows and comprising: Reception Hall, large Lounge, separate Dining Room, Sitting Room, Breakfast Room opening to the Wide Kitchen, Pantry, Guest Cloakroom, large Utility/Leisure Room, Landing, large Bedroom 1 with wardrobes and En-Suite, Bedroom 2 with wardrobes and En-Suite, 2 further Double Bedrooms (both with wardrobes), Study/Bedroom 5 and refitted House Bathroom.

OVERALL, THIS IS A SUBSTANTIAL FAMILY HOME IN A CONVENIENT AND POPULAR LOCATION. VIEWING IS HIGHLY RECOMMENDED.

Walk to amenities on the doorstep

On the Ground Floor, there is a Recessed entrance with composite and double glazed front door opening to

Reception Hall with Karndeian floor, stairs to 1st Floor, radiator and doors to:

Lounge having feature mantel fireplace with hearth and log burner, 2 UPVC double glazed front windows, 3 radiators, Karndeian floor and recessed ceiling lights.

Dining Room with UPVC double glazed bay window, radiator Karndeian floor and recessed ceiling lights.

Breakfast Room & Kitchen having defined Breakfast Area with table space, radiator, Karndeian floor, door to Store (below stairs) and opening to:

Kitchen having a range of wall/base cupboards and drawer units, sink and mixer tap, worktops, Siemens built-in double oven, Siemens 5 burner gas hob with integrated cooker hood over, integrated Siemens dishwasher, tall cupboard with integrated fridge freezer, 2 rear UPVC double glazed windows, UPVC double glazed side doors to Garden, Karndeian floor, recessed ceiling lights, under cupboard lights and door to:





Pantry with worktop, appliance spaces below, obscure UPVC double glazed side window, recessed ceiling lights, radiator, Karndean floor and door to:

Guest Cloakroom with white WC, pedestal basin with tiled splash back, extractor fan, Karndean floor and recessed ceiling light.

Sitting Room with Karndean floor, UPVC double glazed rear bay window, recessed ceiling lights, fireplace recess with the beam mantel, radiator and door to:

Utility/Leisure Room having worktops, sink and mixer tap, double base cupboard, appliance spaces, wall cupboards, tiled floor, obscure UPVC double glazed rear window, part obscure single glazed timber door to Garden, 2 radiators, strip lights, Ideal gas central heating boiler and doors to:

Front Store with up and over door and tiled floor.

On the 1st Floor, there is a split-level Landing with recessed ceiling lights, book shelving and doors to:





**WE DON'T SELL HOUSES,
WE SELL HOMES.**

Versatile layout

Bedroom 1 with UPVC double glazed window, radiator, range of built-in wardrobes with top cupboards, recessed ceiling lights, Mitsubishi air-conditioning unit and door to:

En-Suite having a white suite with shower cubicle having curved screen door, wide worktop with 2 inset sink bowls having vanity cupboards/drawers below, splashback tiling, shaver point, WC, chrome ladder radiator, 2 wall mirrors, obscure UPVC double glazed window and recessed ceiling lights.



Bedroom 2 with 2 UPVC double glazed windows, 2 radiators, 2 double built-in wardrobes and door to:

En-Suite having a white suite with tiled shower cubicle having sliding screen door and Triton shower, semi recessed basin with tiled splashback, vanity cupboard/drawers below, WC, radiator, recessed ceiling lights, shaver point and obscure UPVC double glazed window.







Viewing is highly recommended

Bedroom 4 with a range of built-in wardrobes having bridging top cupboards, radiator, UPVC double glazed window, recessed ceiling lights and cupboard with shelving.

Study/Bedroom 5 with UPVC double glazed front window, radiator, recessed ceiling lights, loft access and recess with shelving.

Refitted Bathroom having a white suite with bath, WC, basin with grey gloss vanity cupboard below, shower cubicle with curved screen door and waterfall shower, part wall tiling, recessed ceiling lights, graphite ladder radiator, wall mirror with light, shaver point and extractor fan.

Rear Garden being West facing and having a wide block paved patio, gravel area to side with covered pergola, tree and shrub planting, main central area being paved, gravel left side border with shrub planting, rear raised border, walling on all sides with left side wall also topped with fence, brick shed to corner, rear tap and external twin power point.





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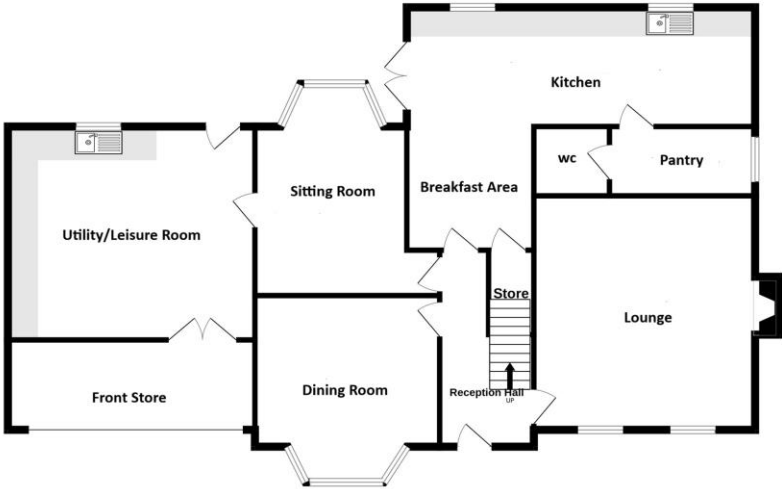
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



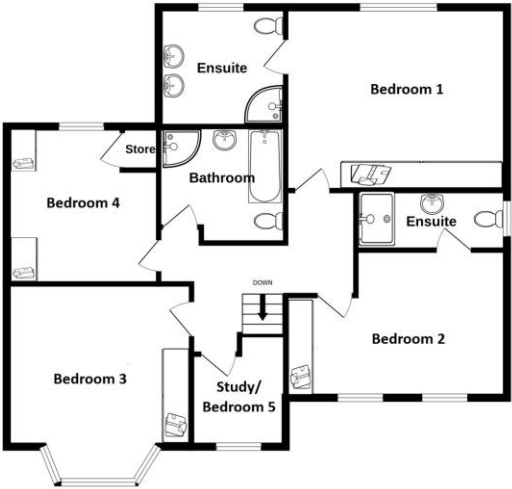
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Hall:
13'2" x 6'8" (4.03m x 2.04m)
Lounge:
" x 12'8" (3.88m x 4.04m)
Breakfast Area: 9'9" x 8'8" (2.99m x 2.64m)
Kitchen:
25'4" x 7'11" (7.72m x 2.41m)
Butler's Pantry:
10'6" x 5'1" (3.20m x 1.56m)
Guest Cloakroom
Sitting Room:
13'10" into bay x 10'11" (4.22m x 3.35m)
Utility/Leisure Room:
17'1" x 15'5" (5.22m x 4.72m)
Front Store:
16'9" x 6'7" (5.12m x 2.02m)
Landing
Bedroom 1:
16'1" x 13'5" (4.90m x 4.10m)
En-Suite:
8'10" x 7'11" (2.71m x 2.41m)
Bedroom 2:
15'9" incl. ward x 10'6" (4.80m x 3.22m)
En-Suite:
10'9" x 3'11" (3.30m x 1.21m)
Bedroom 3:
13'3" incl. ward x 13'2" into bay (4.04m x 4.01m)
Bedroom 4:
12' x 10'11" max (3.66m x 3.34m)
Study/Bedroom 5:
6'9" x 5'3" (2.05m x 1.62m)
Bathroom:
8'9" x 8'6" (2.67m x 2.59m)

Ground Floor



1st Floor



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

FLOOR PLANS

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D.

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.