



The
LEE, SHAW
Partnership

54 Monteagle Drive
Kingswinford DY6 7RZ

Extended & improved



This substantially improved and extended 3 Double Bedroom Semi-detached Family Home is well appointed and warrants full internal inspection to fully appreciate.

The property is located in a cul-de-sac position towards the bottom end of the popular Charterfields development, leading off Stallings, well placed for amenities including Lidl and Morrisons Supermarkets and convenient for the centre of Kingswinford.

With gas central heating, UPVC double glazing and comprising: Porch, Entrance Hall, Lounge, Extended Refitted Dining Kitchen, Lobby, Guest Cloakroom, Store/Utility Room, Landing, 3 Double Bedrooms (1 with En-Suite Bathroom) and refitted Shower Room. The property further benefits from Driveway parking and Rear Garden with south west facing aspect.

OVERALL, A GENEROUS SIZE, WELL EXTENDED FAMILY HOME IN A CONVENIENT LOCATION. VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor, there is a Porch Entrance being UPVC double glazed with composite double glazed front door, wood floor and part obscure UPVC double glazed door and side screen to:

Entrance Hall with wood floor, radiator, stairs to 1st Floor and door to:

Lounge having a mantel fireplace with hearth and inset fire, UPVC double glazed bow window to front, recessed ceiling lights, radiator and wide opening to:

Extended Dining/Kitchen having a range of grey shaker style wall and base cupboards, butchers block worktops and upstands and splashback tiling, centre island with butchers block worktop and cupboards below, built-in Indesit double oven, integrated microwave, induction hob with cooker hood over and pan drawers below, Belfast sink with mixer tap, Kenwood Integrated dishwasher, UPVC double glazed rear window, housing for American style fridge freezer (fridge/freezer not included), UPVC double glazed rear window, UPVC double glazed rear doors to Garden, 3 double glazed rear roof windows, recessed ceiling lights, radiator, oak floor, door to Store (below stairs) and opens to:



Well appointed

Lobby with oak floor, radiator and doors to:

Guest Cloakroom having a white suite with WC having concealed cistern, basin with vanity cupboard, oak floor, radiator, part tiled walls, recessed ceiling light and extractor fan.

Utility Room/Store with side opening entrance doors to front, a range of built-in tall cupboards, range of bases cupboards with butchers block worktops, sink with mixer tap, UPVC double glazed rear window, UPVC double glazed rear door to Garden and recessed ceiling lights.

On the 1st Floor, there is a Landing having loft access (being part boarded), Store and doors to:

Bedroom 1 With UPVC double glazed front window, radiator, recessed ceiling lights and door to:

En suite having a white suite with L-shaped bath having shower over, side screen, WC with concealed cistern, basin with double cupboard below, tiled floor, tiled walls, chrome ladder radiator, obscure UPVC double glazed window, double glazed roof window and recessed ceiling lights.

Bedroom 2 with built-in double wardrobe having sliding doors, 2 UPVC double glazed front windows, 2 radiators and stair head cupboard and shelf.

Bedroom 3 with rear UPVC double glazed window, radiator, recessed ceiling lights and NEC Projector.

There is a Shower Room having a white suite with walk-in shower having side screen and waterfall shower, WC with concealed cistern, basin, tiled floor, tiled walls, graphite radiator, recessed ceiling lights, obscure UPVC double glazed window and extractor fan.





South west facing rear garden

There is a terraced rear Garden having a lower paved patio with retaining wall and steps to a middle gravel area, rear retaining wall and conifer border. There is a shed being plastered internally with recessed lights and UPVC double glazed doors.

At the front there is a tarmac and chipping Driveway area, providing off-road parking, front corner slate bed with laurel and shrubs.

Tenure: Freehold.

Construction: brick with a pitched tiled roof. Services: mains water, electricity, drainage and gas are connected to the property.

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C.





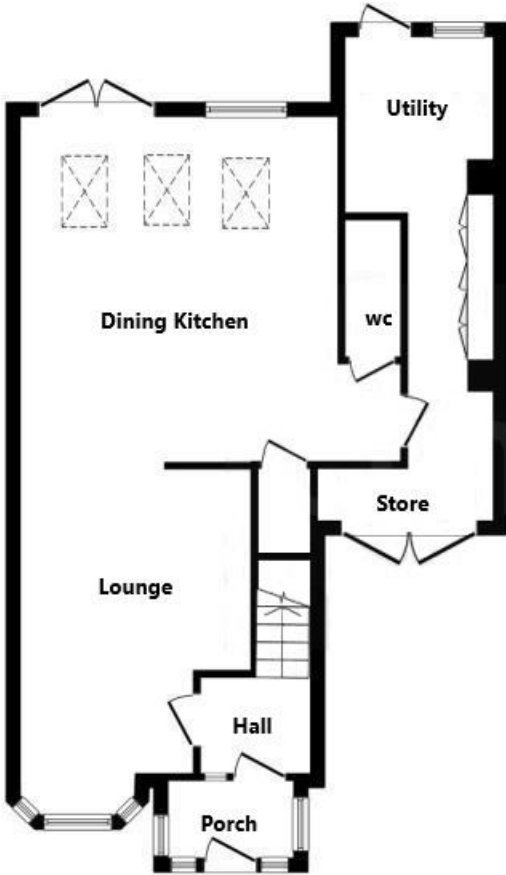
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Porch
Entrance Hall
Lounge:
 12'5" x 12'2" (3.79m x 3.72m)
Dining Kitchen:
 18'4" max x 15'6" (5.60m x 4.72m)
Lobby
Guest Cloakroom
Utility Room/Store: 23'5" x 7'4" max
 (7.15m x 2.24m)
Landing
Bedroom 1:
 13'11" x 7'6" (4.24m x 2.30m)
En-Suite:
 8'2" x 6'8" (2.50m x 2.03m)
Bedroom 2:
 15'7" x 9'4" + wardrobe (4.76m x 2.86m)
Bedroom 3:
 10'10" x 8'10" (3.32m x 2.71m)
Shower Room:
 6'3" x 6' (1.92m x 1.84m)



Ground Floor



First Floor

FLOOR PLANS

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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.