



The
LEE, SHAW
Partnership

20 Penzer Street
Kingswinford

SCOPE TO IMPROVE AND PERSONALISE

This traditional style 3 Bedroom Semi-detached Family Home offers scope to improve and personalise and is well worth inspection to appreciate its potential.

Penzer Street lies at the heart of Kingswinford being walkable to amenities and schools, convenient with everything on the door step.

With gas central heating and comprising: Porch, Hall, Lounge, Dining Kitchen, Conservatory, Landing, 3 Bedrooms, Bathroom, Carport & Garage/Store.

AVAILABLE WITH NO ONWARD CHAIN – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance being single glazed with timber doors/screens, tiled floor and part obscure single glazed timber door to:

Reception Hall having radiator, stairs to 1st Floor and doors to:

Lounge having a mantel fireplace with hearth and gas fire, UPVC double glazed bay window and 2 radiators.





AVAILABLE WITH NO ONWARD CHAIN

Dining Kitchen with the Kitchen Area having all and base cupboards, worktops, sink and mixer tap, appliance spaces, UPVC double glazed rear window, Store (below stairs), and opens to Dining Area having a stone fireplace with hearth and gas fire, double glazed window and part obscure single glazed timber door to:

Conservatory with timber single glazed windows and part glazed timber door to Garden.

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window, spindle balustrade to stairs and doors to:

Bedroom 1 with UPVC double glazed window and radiator.

Bedroom 2 with UPVC double glazed window and radiator.

Bedroom 3 with UPVC double glazed window and radiator.

Bathroom having bath with Triton shower over, basin, WC, obscure UPVC double glazed window, radiator, tiled walls, loft access and Airing Cupboard (with Worcester gas central heating boiler).

Side Carport with wrought iron gates to front, rear timber door and twin power point.

Garage/Store located within the Rear Garden.





CARPORT AND GARAGE

The Rear Garden has a patio, good length lawn with pathway, borders and shrubs. There is a shed.

At the front, there is a tarmac Driveway, gravel area and shrub planting.

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 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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Measurements:

Porch
Hall
Lounge: 13'11" into bay x 11'1" (4.25m x 3.39m)
Dining Kitchen: 19'1" x 10'3" (5.82m x 3.12m)
Conservatory: 9'6" x 8' (2.90m x 2.44m)
Landing
Bedroom 1: 11'11" x 11'1" (3.64m x 3.39m)
Bedroom 2: 11'2" x 10'3" (3.41m x 3.14m)
Bedroom 3: 7'6" x 7'5" (2.29m x 2.28m)
Bathroom: 7'4" x 6'8" (2.25m x 2.03m)
Carport: 26'11" x 7'11" max (8.21m x 2.41m)
Garage/Store: 16'9" x 8'3" (5.11m x 2.54m)

FLOOR
PLANS

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.