



The  
**LEE, SHAW**  
Partnership

61 Queen Street  
Kingswinford



## IDEAL FOR FIRST TIME BUYERS

An immaculately presented, turn the key ready 2 bedroom semi-detached home, finished to a high standard throughout and offering well proportioned living accommodation. Ideal for first time buyers or those looking to downsize!

Queen Street is ideally positioned within this sought after location, just a short walk from a wide range of amenities in Kingswinford Village. The property is also conveniently located near well-regarded primary and secondary schools, and benefits from excellent access to commuter routes and public transport links.

With gas central heating, UPVC double glazing and accommodation comprising; Reception Hall, Lounge, Kitchen/Diner, Bathroom, Landing, 2 double Bedrooms, rear Garden and single Garage.

**OVERALL, A STYLISH PROPERTY IN TURN THE KEY READY MOVE IN CONDITION WHERE VIEWING IS HIGHLY RECOMMENDED!**





# GOOD SIZED LOUNGE

On the Ground Floor, there is a Reception Hall with a UPVC front door with obscured glass, stairs to First Floor Landing and doors to;

The well proportioned Lounge is located at the front and benefits from a fire with surround.

Located at the rear is the Kitchen/Diner which is fitted with wall and base cupboards, worktops that incorporate inset sink and drainer, splashback tiles, built in gas hob and oven and additional space for freestanding appliances. Furthermore, there is an understairs storage cupboard, space for a Dining Area and a door leading out to the rear Garden.

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

To first floor, the Landing has doors to;





## PRIVATE REAR GARDEN

There are 2 double Bedrooms, Bedroom 1 is located at the front and features a panelled wall and built in wardrobe space. Bedroom 2 benefits from built in wardrobes and an L shaped fitted unit with drawers.

Externally, the private rear Garden features a paved patio with lawn beyond. In addition, there is an outside water tap, garden shed, side access and mature shrubs and planting.

There is also a separate Garage.

To the front, there is a driveway with off road parking and side access to the front door.

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



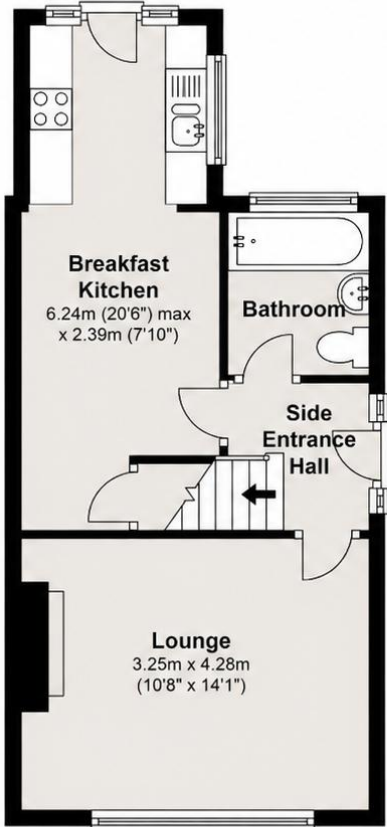


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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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](http://www.leeshaw.com/downloads/referral-fees.pdf)

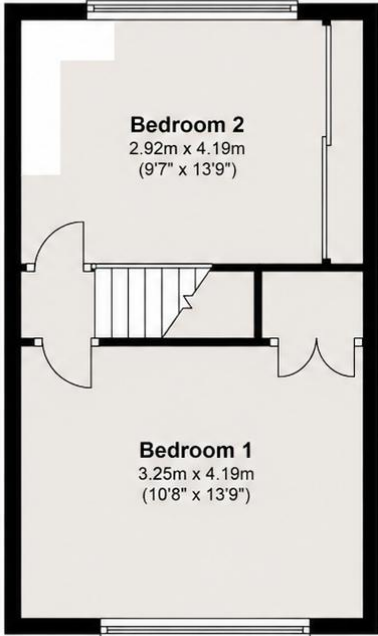


**Ground Floor**



Approximate Gross Internal Area:  
Ground Floor: 30sq m, 32sq ft  
First Floor: 35sq m, 377sq ft

**First Floor**



**FLOOR  
PLANS**

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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.