



The
LEE, SHAW
Partnership

19 Braithwaite Drive
Kingswinford

Improved & well presented Detached Bungalow

This much improved, double fronted 2 Bedroom Detached Bungalow offers well presented accommodation, ideal for those looking for a move-in ready property and is further enhanced by a Rear Conservatory, landscaped south facing Rear Garden, off-road Driveway parking and is available with no onward chain.

Originally built by David Payne Homes, the Bungalow is in a level position, set in a shared Driveway approach and is well placed close to the centre of Kingswinford having a good range of amenities on the doorstep, just a convenient walk away.

With gas central heating, double glazing and comprising: Reception Hall, Lounge/Dining Room, Conservatory, Breakfast Kitchen, 2 Bedrooms and Bathroom including shower cubicle. There is also a single Garage

OVERALL, A GREAT OPPORTUNITY FOR A BUNGALOW IN A CONVENIENT AND POPULAR LOCATION. VIEWING IS HIGHLY RECOMMENDED.

There is a Reception Hall with composite double-glazed front door, radiator, loft access (with ladder), Cupboard (with Worcester gas central heating boiler and shelving) and doors to:

Lounge/Dining room, having a marble style mantel fireplace with hearth and electric fire, UPVC double-glazed side window, 2 radiators and UPVC double-glazed door to:

Rear Conservatory being UPVC double-glazed with top opening windows, radiator, tiled floor, power points and double-glazed doors to Garden.





Walk to amenities in Kingswinford

Breakfast Kitchen having a range of modern oak wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, AEG built-in double oven, AEG ceramic hob with integrated cooker hood over, 2 appliance spaces, table space, integrated AEG dishwasher, tall cupboards, radiator, UPVC double-glazed rear window and part double-glazed UPVC rear door to Garden.

Bedroom 1 having beech style built-in wardrobes, two doubles and one extending to the corner, 2 single wardrobes, bridging top cupboards and 2 drawer bedside cupboards with shelving over, UPVC double-glazed front window and radiator.

Bedroom 2 with UPVC double-glazed window and radiator.

Refitted Bathroom having a white suite including bath, semi-recessed basin with vanity cupboards below, WC with concealed cistern, large tiled shower cubicle with screen door, tiled floor, tiled walls, obscure UPVC double-glazed side window, shaver point, recessed ceiling lights and chrome ladder radiator.

There is a single Garage with electric shutter door, light and power and part double-glazed rear door to Garden.

The Rear Garden is south facing having a block paved patio with side path to Garage, low wall and step to a centre area with artificial turf, pathway to paved patio and gravel area, borders with slate infill and shrubs, side block paved pathway with gate to front and rear tap.

At the front, there is a wide tarmac Driveway providing parking.



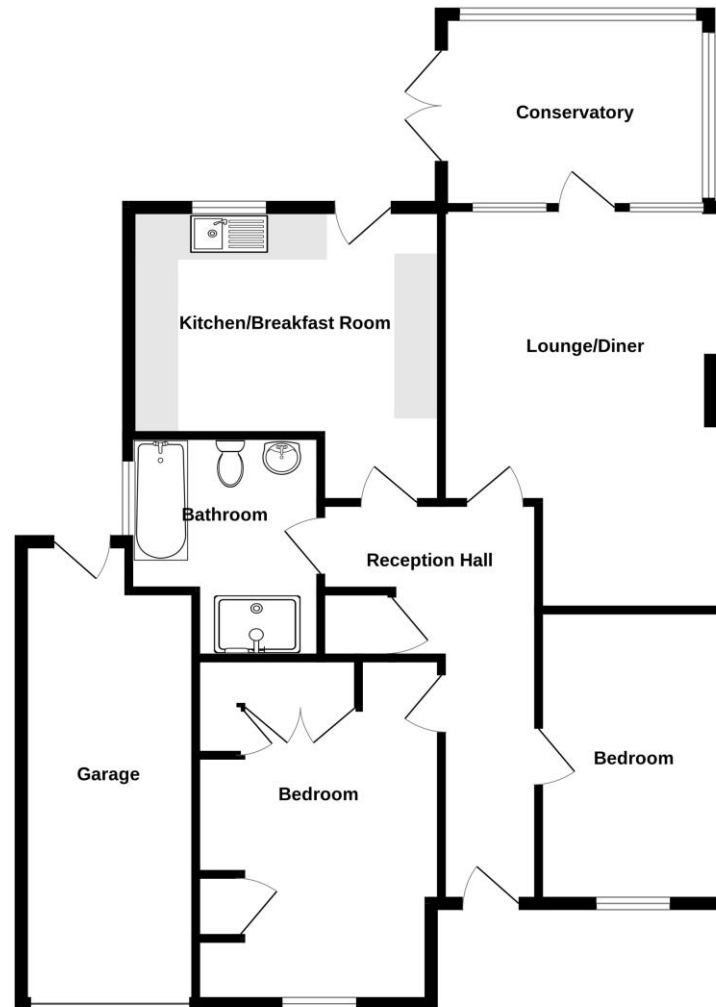




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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

Ground Floor



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		

Hall

Lounge/Dining Room: 18'5" x 12'9"
(5.63m x 3.90m)

Conservatory:
10'5" x 8'7" (3.18m x 2.64m)

Breakfast Kitchen: 13'9" x 9'10" & 12'11"
max (4.21m x 3.01m & 3.95m max)

Bedroom 1:
14'9" x 9'5" (4.51m x 2.89m)

Bedroom 2:
13' x 8'7" (3.96m x 2.62m)

Bathroom:
9'8" max incl shower x 8'5" (2.95m x 2.57m)

Garage:
17'1" x 7'9" (5.23m +recess x 2.37m)

Measurements are approximate. Not to scale. Illustrative purposes only
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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

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com
www.leeshaw.com

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.