



The  
**LEE, SHAW**  
Partnership

16 Birchwood Walk  
Kingswinford



## EXCELLENT POTENTIAL

This 2 Bedroom semi-detached Bungalow offers excellent potential for a purchaser to modernise and personalise to their own taste and is available with no upward chain!

Birchwood Walk forms part of the popular Blanford Mere development, leading off Stallings Lane. The property is approached from the rear and benefits from a Single Garage, an end-of-cul-de-sac position, and a delightful open Green aspect to the front towards Stallings Lane. The location is ideally situated for local amenities, with both Morrisons and Lidl supermarkets close by, together with further facilities available within Kingswinford and Wall Heath.

With storage heaters and accommodation comprising; Entrance Passage Hall, Lounge/Diner, Kitchen, Hallway, 2 Bedroom, Bathroom, single Garage and rear Garden.

**OVERALL, THIS IS AN EXCELLENT OPPORTUNITY TO ACQUIRE A SPACIOUS BUNGALOW WITH FANTASTIC SCOPE FOR IMPROVEMENT AND PERSONALISATION.**

To the front, there is an Entrance Passage Hall which has a door leading out to the rear Garden, Hallway and Kitchen.

The Kitchen is located at the rear and has a range of wall and base cupboards, worktops, inset sink and drainer, splashback tiles, space for appliances and a door leading into the Lounge/Diner.





## SOUTH FACING REAR GARDEN

The spacious Lounge/Diner features an electric fire with brick surround, UPVC double glazing door to rear Garden and a door leading into the Hallway.

There are 2 Bedrooms of which Bedroom 1 features a bay window to the front overlooking the open green.

The Bathroom is fitted with a suite comprising; WC, pedestal sink, bath with electric shower head over, partly tiled walls and an airing cupboard.

Externally, the south facing rear Garden has a paved pathway to gate, lawn, mature shrubs throughout and access into the Garage.

To the front, there is gravel and shrubs.

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: C





The  
**LEE, SHAW**  
Partnership

**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)



**Measurements:**

Kitchen: 2.3m x 2.5m

Lounge/Diner: 3.6m x 5.9m

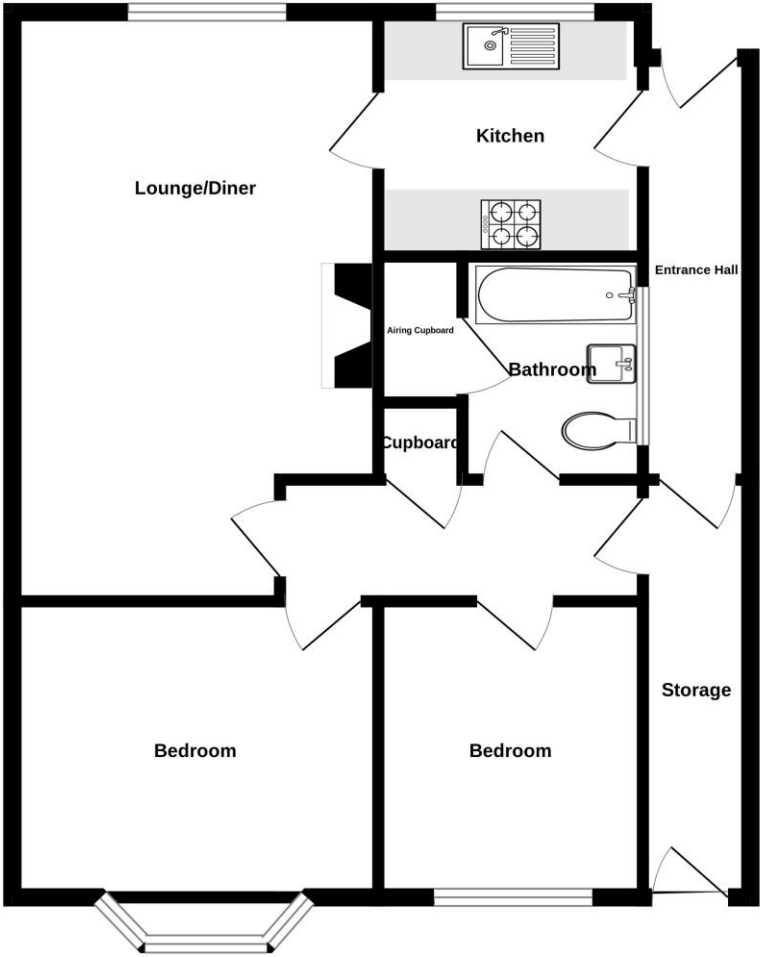
Bedroom 1: 3.6m x 2.9m

Bedroom 2: 2.9m x 2.6m

Bathroom: 2.0m x 1.7m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Ground Floor



FLOOR PLANS

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

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 [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.