The Lee, Shaw Partnership

10 Dubarry Avenue

Kingswinford DY6 9BP

Improved & extended family semi

This improved, re-appointed and extended 4 Bedroom Semi-detached Family Home is conveniently placed in Dubarry Avenue leading from Moss Grove and Buckingham Grove, being ideal for amenities in Kingswinford together with local schools, with Dawley Brook Primary school at the end of the road.

The property has been extended to create a Utility Room with Toilet off and Garage with Bedroom added at the 1st Floor. There is excellent off road Driveway parking to the front and a good size Rear Garden with south east facing aspect.

With gas central heating, UPVC double glazing and comprising: Porch, Hall, Lounge, Dining Kitchen, Utility, Guest Cloakroom, Landing, 4 Bedrooms, Bathroom & Garage.

OVERALL, A CONVENIENTLY PLACED FAMILY HOME WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance with part UPVC double glazed front door and UPVC double glazed window, tiled floor, part obscure UPVC double glazed door and screen to:

Reception Hall with stairs to 1st Floor, radiator, Cloaks Store and door to:

Lounge with UPVC double glazed front window, radiator and opening to:

Refitted Dining Kitchen having a Dining Area with table space, UPVC double glazed rear doors to Garden, vertical radiator and Kitchen with a range of cream shaker style wall, base cupboards and drawers, worktops, tiled splashbacks, sink and mixer tap, Belling built-in double oven with cupboard above and below, Belling gas hob with integrated cooker hood over, integrated Hotpoint dishwasher, UPVC double glazed rear window, recessed ceiling lights and part glazed door to:

Well placed for amenities & schools

Utility having tall cupboard, wall cupboard, worktop with appliance space below, tiled floor, door to Garage, part double glazed rear door to Garden and door to:

Guest Cloakroom having a white suite with combined WC having basin over and splash back tile, electric heater, obscure UPVC double glazed window and recessed ceiling light.

Garage with up and over door.

On the 1st Floor, there is a Landing with loft access (having ladder), Cupboard (with Ideal gas central heating boiler) 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 front and rear window, radiator and loft access

Bedroom 4 with wardrobe over stair head, UPVC double glazed window and radiator.

Bathroom having a white suite with L-shaped bath having shower over and side shower screen, tiled surround, semi recessed basin with cupboards below, tiled splashback, WC, tiled floor, radiator, obscure UPVC double glazed rear window and extractor fan.

South east facing rear garden

Rear Garden being south east facing, having a good sized paved patio, shed, elevating lawn and borders.

The property has solar panels and has a highly efficient A Rating

At the front, there is a block paved Driveway that elevates to the Garage and a lower concrete imprinted Driveway, retaining wall and shrub planting and stepped area leading to the Porch.

Tenure: The property is Freehold. Construction: brick with a pitched tiled roof and flat 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**

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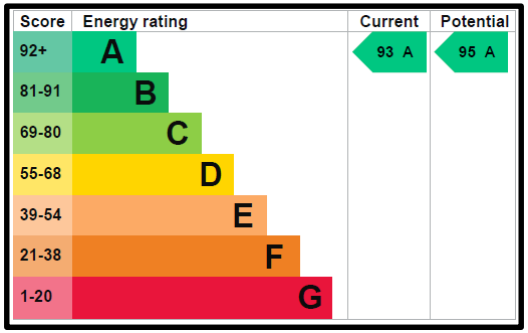
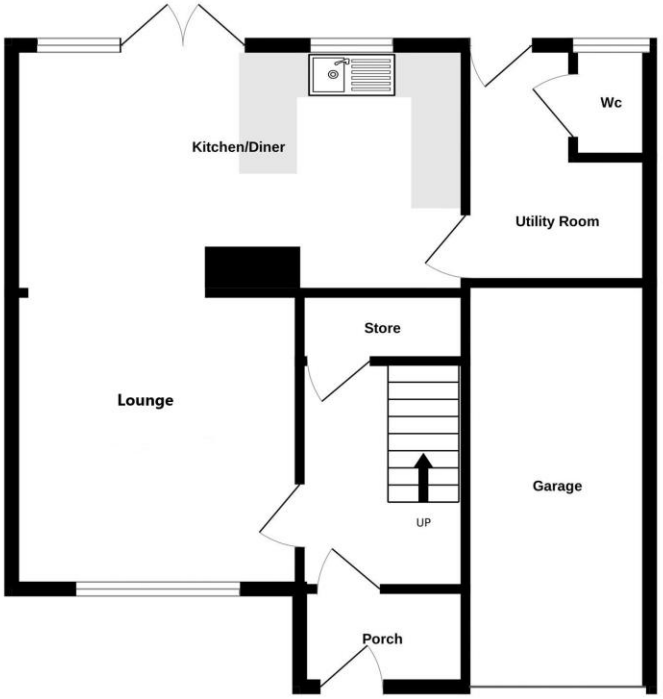
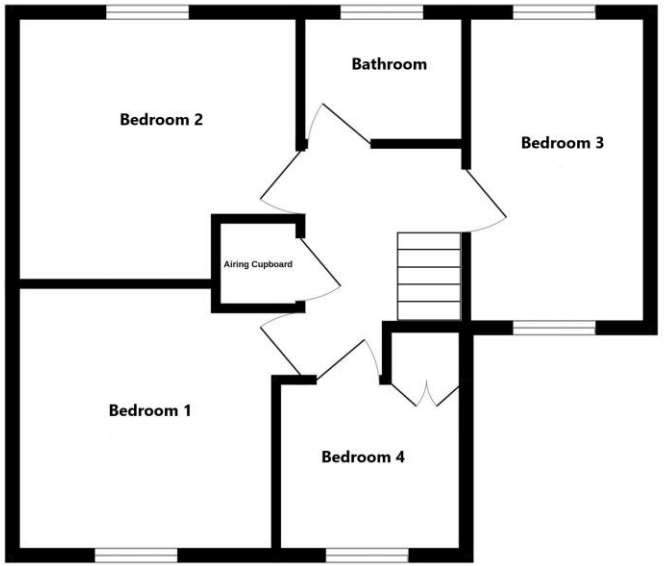


Porch
Hall
Lounge:
11'7" x 10'9" (3.54m x 3.29m)
Dining Kitchen:
17'10 x 9'11" (5.44m x 3.02m)
Utility:
6'7" x 3'10" extends to 7'8"
(2.03m x 1.17m & 2.35m)
Guest Cloakroom
Landing
Bedroom 1:
11'2" x 11' (3.42m x 3.37m)
Bedroom 2:
10' x 9'9" (3.06m x 2.98m)
Bedroom 3:
12'6" x 6'7" (3.81m x 2.01m)
Bedroom 4:
6'6" x 6' (1.98m x 1.83m)
Bathroom:
7'10" x 5'5" (2.41m x 1.66m)
Garage:
17'8" x 6'9" (5.40m x 2.05m)

Ground Floor



1st Floor



FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only
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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.pdfcks, 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.