



AN IDEAL FIRST TIME HOME FOR MODERNISATION/IMPROVEMENT.

This 3 Bedroom semi-detached enjoys an end position with great outlook to the front over green open space and is well placed for local amenities/schools at this popular address.

The property is ready and waiting to be transformed, now in need of updating but offering much potential and is well worth internal inspection.

Accommodation comprises: Hall, Wet Room, Kitchen, Lounge/Dining Room, Landing, 3 Bedrooms and Bathroom. There is also a small front Store, Driveway to front providing off-road parking and south facing Rear Garden

AVAILABLE WITH NO ONWARD CHAIN, VIEWING IS HIGHLY RECOMMEND.





NO ONWARD CHAIN

On the Ground Floor, there is a Hall with obscure UPVC double glazed front door, laminate floor, electric heater, stairs to 1st Floor and doors to:

Wet Room having shower area with drainage point to floor and Triton shower, white wc, basin and tiled splashback, obscure UPVC double glazed side window, extractor fan and door to: Store (below stairs).

Kitchen having a range of cream shaker style wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, appliance spaces, cooker hood and UPVC double glazed front window.

Lounge/Dining Room with tiled fireplace having hearth and gas fire, UPVC double glazed rear window and UPVC double glazed patio door to Garden.

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window, electric heater to stairs, loft access and doors to:

Bedroom 1 with part obscure UPVC double glazed window to floor.

Bedroom 2 with UPVC double glazed window.

Bedroom 3 with part obscure UPVC double glazed window to floor.

Bathroom having a white suite with bath having a shower over, pedestal basin, wc, tiled walls, obscure UPVC double glazed window and Airing Cupboard (having hot water tank with immersion heater).





SOUTH FACING REAR GARDEN

Front Store with up and over door, UPVC double glazed side window, twin power point and tap.

Rear Garden being south facing and having a paved patio, centre lawn, borders, side path with gate to front and external side store.

At the front there is a lawn, paved area to front entrance, front and side shrub border and front conifer hedge.

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 B.





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

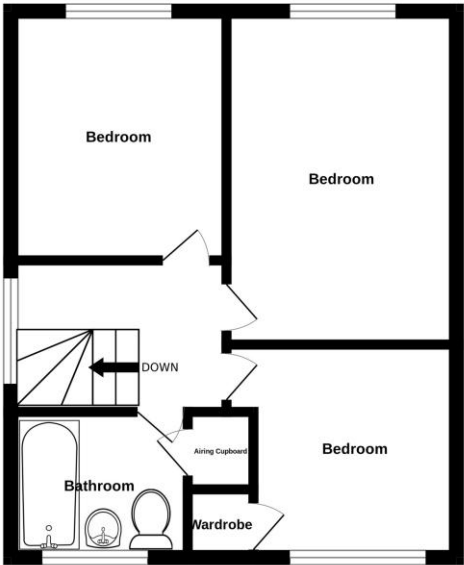
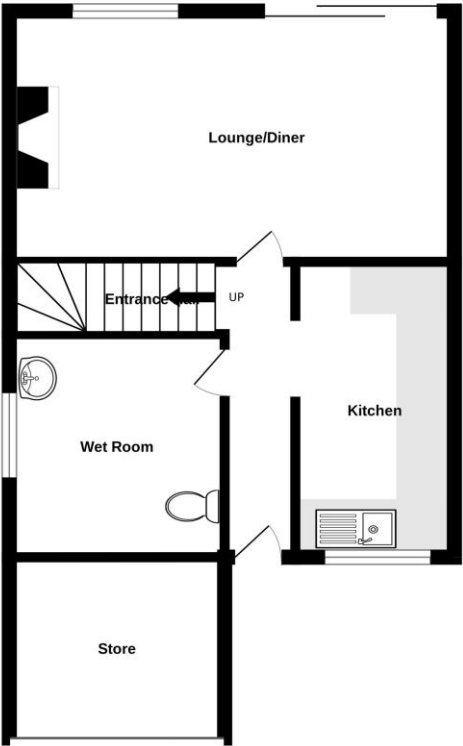


Ground Floor

1st Floor

Measurements:

- Hall
- Wet Room: 7’2” x 5’9” (2.18m x 1.76m)
- Kitchen: 11’6” x 6’2” (3.51m x 1.90m)
- Lounge/Dining Room: 17’4” x 9’10” (5.28m x 3m)
- Landing
- Bedroom 1: 13’9” x 8’11” (4.19m x 2.73n)
- Bedroom 2: 10’1” x 8’2” (3.04m x 2.51m)
- Bedroom 3: 9’1” x 8’ + door recess (2.78m x 2.44m)
- Bathroom: 6’11” x 5’9” (2.11m x 1.76m)
- Front Store: 8’1” x 5’11” (2.48m x 1.80m)



FLOOR
PLANS

Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

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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.