



The  
**LEE, SHAW**  
Partnership

**18 Water Street**  
Kingswinford DY6 7QA



# Improved & Extended Family Detached

Great opportunity for an extended traditional style 3 Bedroom Detached Family Home being well presented throughout, much improved and re-appointed, with large Garden Room and is well worth internal inspection to fully appreciate.

Water Street is a very convenient for the centre of Kingswinford with its wide range of amenities and important local schools and the property is further enhanced by off road Driveway parking to the front and a long mature Rear Garden backing onto King Georg V Park.



With gas central heating, double glazing and comprising: Porch Entrance, Reception Hall, Guest Cloakroom, separate Dining Room, Extended Lounge, Kitchen, good size Garden Room, Utility, Garage, Landing, 3 excellent Bedrooms (2 with wardrobes) and Bathroom with modern white suite including shower cubicle.

OVERALL, THIS IS A PROPERTY THAT IS MUCH LARGER THAN FIRST IMPRESSIONS, IDEALLY PLACED TO WALK TO AMENITIES & SCHOOLS AND WITH A LARGE GARDEN MAKING FOR A PLEASANT BACKDROP. VIEWING IS HIGHLY RECOMMENDED.

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

Reception Hall having oak floor, radiator, stairs with spindle balustrade to 1st Floor and doors to:

Guest Cloakroom having a white suite with WC, basin with tiled splash back and vanity cupboard below, radiator, obscure UPVC double glazed window and recessed ceiling lights.

There is a Dining Room, to the front, with UPVC double glazed bay window having shutters, mantel fireplace with hearth and inset fire, radiator and oak floor.





# Large Garden Room

The extended Lounge has a Karndean floor, oak mantel fireplace with hearth and log burner, 2 radiators, rear UPVC double glazed window and side double glazed doors to Garden Room.

There is a good size Kitchen having a range of wall and base cupboards, granite worktops, two bowl sink with waste disposal and mixer tap, Stoves built-in double oven, Miele 5 burner gas hob with integrated cooker hood over, integrated Bosch dishwasher, small breakfast bar, tiled floor, recessed ceiling lights, part tiled walls, glazed door to Garden Room, rear UPVC double glazed window to Garden room, chrome vertical radiator, Velux roof window to side with remote control and door to: Utility with tiled walls, tiled floor, radiator, obscure UPVC double glazed side window, Cupboard (below stairs) and door to:

Reduced length Garage having side opening entrance doors and Worcester gas central heating boiler.

The rear Garden Room is a good size, having a vaulted ceiling, recessed ceiling lights, ceiling beam, 3 side and 3 rear UPVC double glazed windows, UPVC double glazed doors to Garden, Karndean floor, radiator and 3 Velux double glazed roof windows with the remote control.

On the 1st Floor, there is a Landing having spindle balustrade, obscure UPVC double glazed window, loft access (with ladder and light) and doors to:





# Walk To Amenities & Schools

Bedroom 1 having a range of wardrobes to one wall, UPVC double glazed rear bow window and radiator.

Bedroom 2 having rear UPVC double glazed bay window with shutters, a range of wardrobes with sliding mirror doors and radiator.

Bedroom 3 having UPVC double glazed window and radiator.

There is a Bathroom having a white suite with corner bath, corner quadrant shower enclosure with curved screen doors, pedestal basin, WC, obscure UPVC double glazed window, chrome ladder radiator, recessed ceiling lights, tiled walls and floor.

There is a long mature Rear Garden having a large split level porcelain tiled patio with steps to Garden Room, centre steps and pathway leading off dividing lawn area, further step to a long lawn area with borders, there is a large shed with adjoining fish pond and rockery, rear paved and gravel patio with further shed, rear tap and side access with gate to front.

At the front, there is a block paved Driveway providing off-road parking.

**Tenure: Freehold.**

**Construction: brick with a pitched tiled roof and flat roof. Services: mains water, electricity, drainage and gas are connected to the property.**

**Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).**

**Council Tax Band D.**





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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)

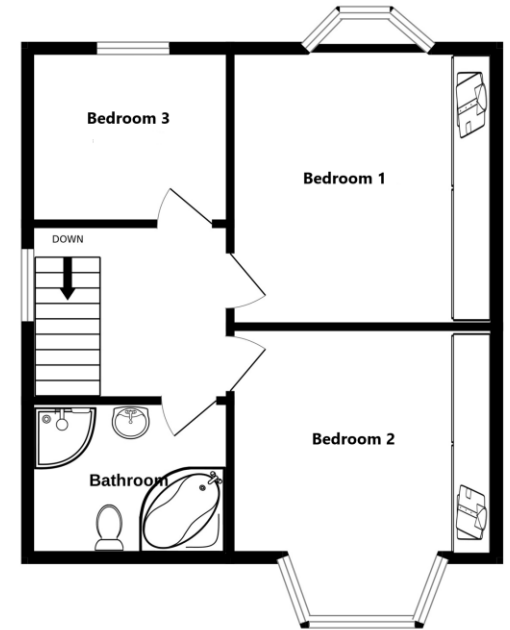
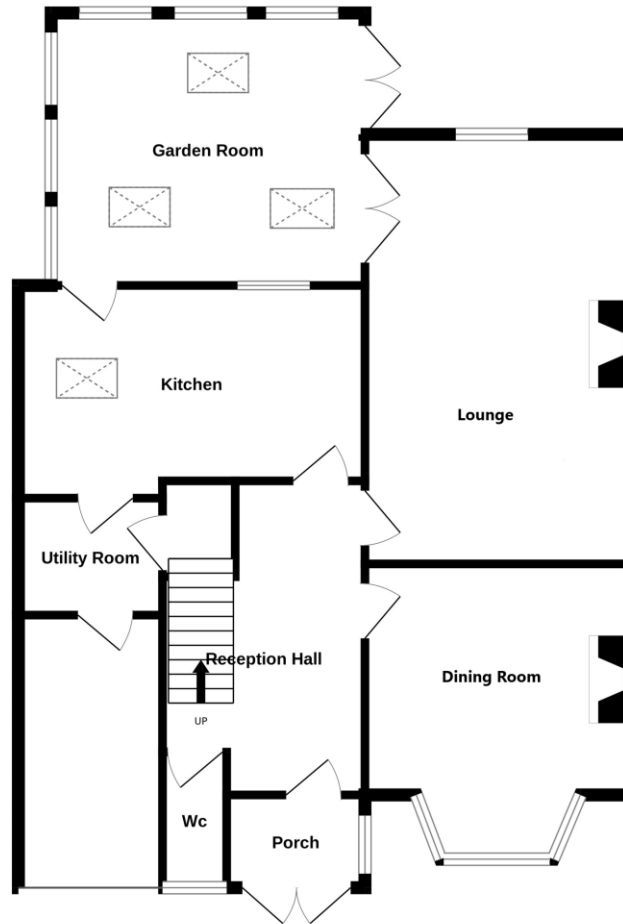


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor

**Porch**  
**Reception Hall**  
**Guest Cloakroom**  
**Dining Room:**  
 12'2" into bay x 10'11" (3.71m x 3.34m)  
**Lounge:**  
 19'4" x 10'10" (5.91m x 3.32m)  
**Kitchen:**  
 15'5" x 9'5" max (4.70m x 2.88m)  
**Garden Room:**  
 14'6" x 13'3" max (4.43m x 4.05m)  
**Utility:**  
 7'2" x 5'1" (2.19m x 1.56m)  
**Garage:**  
 13'8" x 7'7" (4.18m x 2.31m)  
**Landing**  
**Bedroom 1:**  
 12' x 10'11" incl. w (3.77m x 3.33m)  
**Bedroom 2:**  
 13' into bay x 10'11" incl. w (3.96m x 3.33m)  
**Bedroom 3:**  
 8'11" x 7'5" (2.74m x 2.28m)  
**Bathroom:**  
 7'4" x 6'8" (2.24m x 2.04m)



# 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.