



The
LEE, SHAW
Partnership

190A Cot Lane
Kingswinford



SPACE FOR A GROWING FAMILY

WANT GENUINE SPACE FOR A GROWING FAMILY – THEN LOOK NO FURTHER, THIS 5 BEDROOM DETACHED FAMILY HOME OFFERS IT IN ABUNDANCE – WITH A VERY FLEXIBLE LAYOUT OVER 3 FLOORS.

Commanding an excellent corner position to Cot Lane and Oak Street, the property stands well and is in a prime position for important local schools and great amenities in Kingswinford.

The property is further enhanced by 2 Driveways, one to the front with gated entrance and one to the rear, also with gates accessed from Oak Street, leading to the Detached Garage. There is also a low maintenance Rear Garden with outdoor Kitchen and the property is Rated B for energy efficiency.

With gas central heating, UPVC double glazing and comprising: Through Reception Hall, Guest Cloakroom, Study, Lounge with large bay to front and media wall, open-plan Breakfast Kitchen & Dining Area, Utility Room, 1st Floor Landing, Huge Master Bedroom with wardrobes & En-Suite, Separate Dressing Room, Bedroom 2 and House Bathroom, 2nd Floor Landing, 3 further generous Bedrooms and separate Shower Room.

WELL PRESENTED AND APPOINTED THROUGHOUT, THIS REALLY IS A SURPRISING PROPERTY WHERE INSPECTION IS ESSENTIAL TO FULLY APPRECIATE.

On the Ground Floor, there is a large through Reception Hall having part obscure UPVC double glazed front door and side screen, tiled floor, radiator, stairs to 1st Floor with spindle balustrade, Store (below), recessed ceiling lights and doors leading off.



The Guest Cloakroom has a white suite with semi recessed basin having grey gloss vanity cupboards below, tiled floor, obscure UPVC double glazed side window with tiled sill and radiator.

There is a Study, to the front, with UPVC double glazed window and radiator.

There is a generous size Lounge having media wall with feature electric fire, wood floor, radiator and large UPVC double glazed bay window to front.

There is an L shaped Open-plan Breakfast Kitchen and Dining Area. The Breakfast Kitchen has a range of white gloss wall and base cupboards, contrasting black granite worktops and upstands, tiled splash backs, sink and mixer tap, Lamona range cooker with cooker hood over, integrated Hotpoint dishwasher, drawers, tall cupboard with integrated fridge freezer, island breakfast bar with granite top, base cupboards below, rear UPVC double glazed window, recessed ceiling lights, door to Utility Room, radiator and opening to the Dining Area having a tiled floor, radiator and UPVC double glazed patio door opening to the Rear Balcony have composite decking and glass and chrome surrounding balustrade.

The Utility Room has white gloss wall and base cupboards, contrasting granite worktops, tiled splash back, sink and mixer tap, tiled floor, integrated washing machine, Cupboard (with Worcester gas central heating boiler), part double glazed UPVC rear door and screen to Garden and X-pelair.

On the 1st Floor, there is a large Landing with spindle balustrade to stairs, stairs to 2nd Floor with spindle balustrade, UPVC double glazed window, radiator and doors leading off.

There is an Airing Cupboard (with large hot water storage tank).





TIME TO
(DRINK)
(DANCE)
ON
THE
TABLE

LOVE
THE
TABLE

BEDROOM 1 WITH EN-SUITE

Bedroom 1 is an impressive, large through room with UPVC double glazed front and rear window, 2 radiators, 2 double built-in wardrobes and door leading to an En-suite Shower Room having a white suite with step to the feature walk-in shower having curved side screen and waterfall shower, WC with concealed cistern, basin with vanity cupboard below, chrome ladder radiator, wall mirror, extractor fan, obscure UPVC double glazed rear window, tiled walls, tiled floor and recessed ceiling lights.

Bedroom 2 is a good size double room, to the rear, with 2 UPVC double glazed windows, radiator and 2 double built-in wardrobes.

There is a Dressing Room, to the front, with UPVC double glazed window and radiator.

The House Bathroom has a white suite with roll top bath on feet, pedestal basin, WC, chrome ladder radiator, part tiling, tiled floor, obscure UPVC double glaze side window, wall mirror, recessed ceiling lights and extractor fan.

On the 2nd Floor, there is a Landing with UPVC double glazed rear dormer window, radiator and doors leading off to 3 Bedrooms and Shower Room.

Bedroom 3 is another generous double, being L shaped with angled wall, radiator and rear UPVC double glazed dormer window.

Bedroom 4 has an Entrance Area with loft access, angled wall and archway into the double size Bedroom, which has a UPVC double glazed window, radiator and built-in cupboard.

Bedroom 5 is another double size room, to the front, with UPVC double glazed dormer window and radiator.





LOW MAINTENANCE GARDEN



There is a separate Shower Room having a white suite, with corner shower cubicle having curved screen doors and Triton shower, WC with concealed cistern, built-in cupboard, semi recessed basin and vanity cupboard, tiled walls, tiled floor, obscure UPVC double glazed rear dormer window, recessed ceiling lights, chrome ladder radiator and extractor fan.



The Rear Garden is landscaped for low maintenance having a good size porcelain tiled split level patio and side area with gate to front, conifer hedge to side, outside lighting and there is a rear covered area with Outdoor Kitchen having granite top, coloured slate finish, log store, built cupboard and drawers and with gas barbecue and twin power point. There is a rear tap, shed and the steps that lead from the Utility Room.





**WE DON'T SELL HOUSES,
WE SELL HOMES.**





AMPLE OFF ROAD PARKING

To the rear, there is a generous size Detached Garage having front electric shutter door, side timber pedestrian door with steps access from the Rear Garden, block paved rear Driveway, which elevates to the Garage having timber gates to Oak Street and steps to the Rear Garden

At the front, there is a large block paved Driveway, providing off-road parking, with front wall and manual wrought-iron entrance gates.

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 F





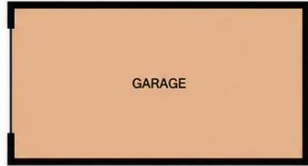
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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



Measurements:

Reception Hall: 18'9" x 7'5" (5.72m x 2.27m)
 Guest Cloakroom: 7'8" x 4'5" (2.36m x 1.35m)
 Lounge: 22'10" into bay x 13'5" (6.98m x 4.10m)
 Study: 11'5" x 7'8" (3.48m x 2.35m)
 Breakfast Kitchen & Dining Area: 17'10" x 10'11" & 12'6" x 10'5" max (5.45m x 3.35m & 3.81m x 3.19m)
 Utility: 10'5" x 5'7" (3.19m x 1.71m)
 1st Floor Landing: 18'10" x 7'3" (5.76m x 2.21m)
 Bedroom1: 29'2" x 13'6" mas 8'6" min (8.91m x 4.13m & 2.60m)
 En-Suite: 9'9" x 4'10" (2.98m x 1.48m)
 Dressing Room: 8'6" x 7'9" (2.61m x 2.38m)
 Bedroom 2: 15'1" max x 9'10" (4.61m x 3m)
 House Bathroom: 7'9" x 7'4" (2.37m x 2.25m)
 2nd Floor Landing: 12'5" x 5' (3.79m x 1.54m)
 Bedroom 3: 16'7" max x 15'11" max (5.06m x 4.85m)
 Entrance Area & Bedroom 4: 7'11" max x 7'3" max & 11' x 9'10" (2.43m x 2.23m & 3.37m x 3m)
 Bedroom 5: 15'4" x 7'10" (4.69m x 2.39m)
 Shower Room: 8'3" x 5'11" (2.51m x 1.81m)
 Garage: 18'6" x 9'11" (5.66m x 3.03m)



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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.