





Improved & extended

IDEAL FIRST TIME HOME – WELL WORTH EARLY INSPECTION

This 2 Bedroom, extended Semi-detached property is much improved and well appointed and is ideally situated in the cul-de-sac end of Penzer Street, in this sought after location, just a short walk from a wide range of amenities in Kingswinford Village. The property also benefits from being close to primary and secondary schools, as well convenient road access for commuting and public transport links.



With gas central heating and comprising: Side Entrance Hall, Guest Cloakroom, Transverse Lounge, extended Breakfast Kitchen, Landing, 2 Bedrooms and 1st Floor Bathroom. There is a gravelled area to the front and Rear Garden with west facing aspect.

AVAILABLE WITH NO ONWARD CHAIN, VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE.

On the Ground Floor, there is a Side Entrance Hall with obscure UPVC double glazed door and side screen, tiled floor, stairs to 1st Floor, radiator and doors to:

Guest Cloakroom having a white WC, corner basin, half tiled walls, tiled floor, chrome ladder radiator and recessed ceiling lights.

Transverse Lounge having a mantel fireplace with hearth and inset fire, UPVC double glazed front window, radiator and recessed ceiling lights.

Extended a Breakfast Kitchen having defined Breakfast Area having tile effect laminate floor, 2 radiators, Store (below stairs), recessed ceiling lights, UPVC double glazed rear door to Garden and opens to: Kitchen Area having a range of cream gloss wall and base cupboards, contrasting worktops, tiled splashbacks, sink and mixer tap, Lamona built-in oven, Cooke & Lewis ceramic hob with cooker hood over, appliance space, UPVC double glazed side and rear window, recessed ceiling lights and tile effect laminate floor.





No onward chain

On the 1st Floor, there is a Landing having spindle balustrade, loft access and doors to:

Bedroom 1 with UPVC double glazed window and radiator.

Bedroom 2 being L shaped and having a UPVC double glazed window and radiator.

Bathroom having a white suite including bath with tiled surround, shower over and side screen, WC, semi recessed basin with vanity cupboard below, part tiled walls, extractor fan recessed ceiling lights, tiled floor, Cupboard (with Ideal gas central heating boiler) and obscure single glazed side timber window.

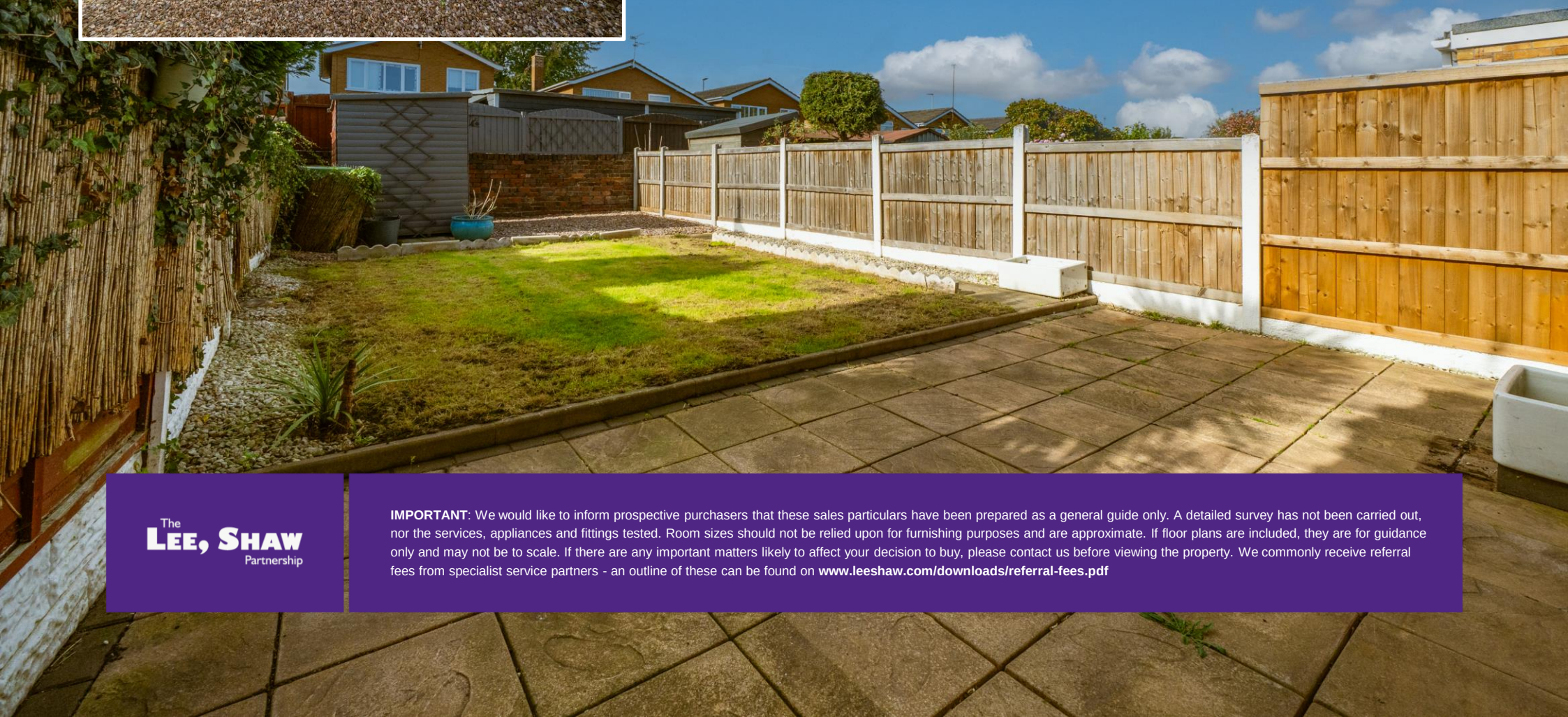


Rear Garden being west facing and having a paved patio, lawn, rear gravel area with shed, rear tap, twin power point and side gate to front.

At the front, there is a gravelled area (without drop kerb) and pathway leading to the Side Entrance.

Tenure: The property is 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



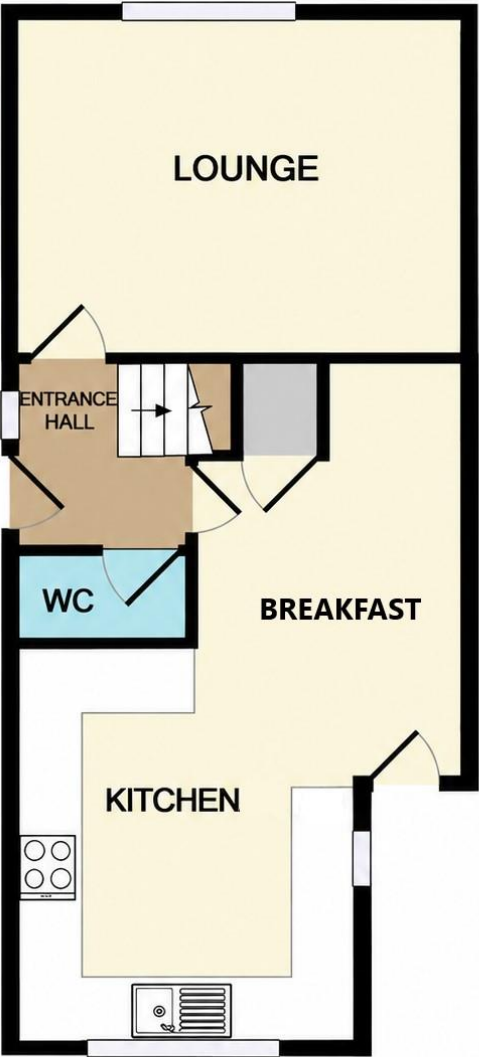


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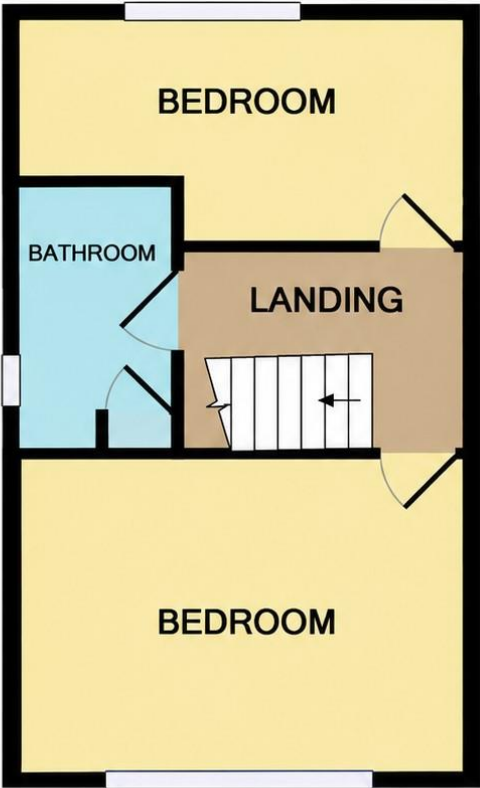
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



- Hall
- Guest Cloakroom
- Transverse Lounge:
13'10" max x 10'3" (4.24m x 3.13m)
- Breakfast Kitchen:
13' x 7'10" & 10'10" x 10'1" (3.97m x 2.39m & 3.30m x 3.08m)
- Landing
- Bedroom 1:
13'11" x 10'2" (4.24m x 3.12m)
- Bedroom 2:
13'10" x 7'4" (4.23m x 2.25m)
- Bathroom:
8'7" x 4'10" (2.63m x 1.47m)



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR
PLANS

NOT TO SCALE

The **LEE, SHAW** Partnership

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 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.