



The  
**LEE, SHAW**  
Partnership

**55 LYNWOOD DRIVE**  
Blakedown, Worcestershire, DY10 3JZ



## DESIRABLE LOCATION

Situated in the highly sought-after village of Blakedown, this delightful two-bedroom semi-detached home offers an attractive blend of semi-rural charm and modern convenience. Benefitting from a private driveway providing off-road parking for two vehicles, the property is ideally suited to first-time buyers, downsizers, or those seeking a quieter lifestyle while remaining well connected.

The village of Blakedown enjoys excellent transport links, including its own railway station with services via Stourbridge providing access to both Birmingham and Worcester, together with convenient road connections to the wider motorway network. Despite this accessibility, the area retains a peaceful village atmosphere with a range of local amenities nearby.

The property itself offers well-presented, ready-to-move-into accommodation comprising a welcoming reception hallway, a stylish fitted kitchen, a spacious lounge with doors opening to the rear garden, two well-proportioned bedrooms, and a contemporary bathroom. There is gas fired heating and PVCU double glazing. Early viewing is highly recommended to fully appreciate the accommodation on offer.



# ACCOMODATION

The property is approached via a private driveway providing off-road parking and leading to a composite front door opening into:

A welcoming entrance hall featuring stairs rising to the first floor and a useful understairs storage cupboard housing the combi boiler.

A beautifully presented modern kitchen with view to the front aspect. The room is fitted with a range of contemporary white wall and base units with contrasting work surfaces and complementary tiling. Integrated appliances include a five-ring gas hob and oven, with space provided for a fridge freezer, dishwasher, and washing machine. A breakfast bar offers comfortable seating for two.

A bright and inviting living space featuring double-glazed patio doors opening onto the rear garden, allowing plenty of natural light and creating an ideal setting for both relaxing and entertaining.

Bedroom one is generously sized double bedroom featuring a range of fitted furniture and enjoying a pleasant front aspect, creating a comfortable and well-proportioned principal bedroom.

Bedroom two is currently utilised as a home office, this versatile second bedroom overlooks the rear garden and would equally lend itself to use as a guest bedroom or nursery.

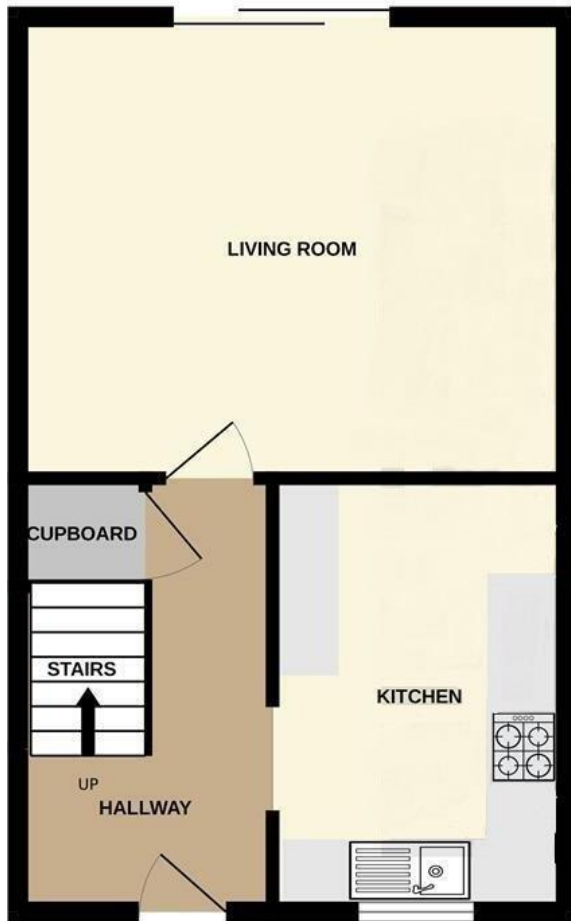
The stylish and spacious bathroom is fitted with a large walk-in shower, low level WC, and wash hand basin. The room is finished with complementary wall and floor tiling, heated towel rail.

The property benefits from a private rear garden featuring a patio seating area and a generous lawn, providing an ideal setting for outdoor dining, entertaining, or simply relaxing. Side access is also available.



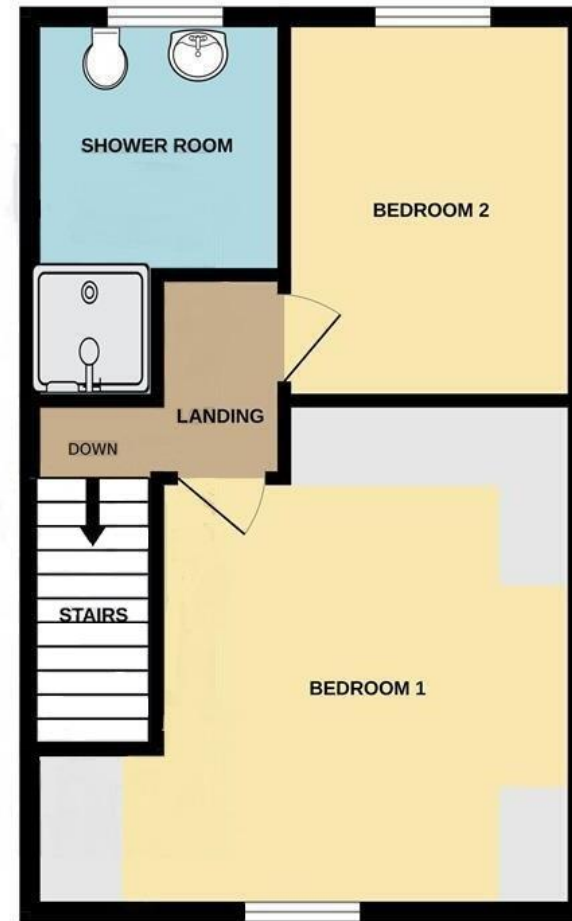


GROUND FLOOR



Measurements:  
 Living room: 4.09m x 3.59m (13'5" x 11'9")  
 Kitchen: 3.41m x 1.82m (11'2" x 5'11")  
 Bedroom 1: 4.36m max x 3.57 max (14'3" max x 11'8" max)  
 Bedroom 2: 3.34m x 1.86m (10'11" x 6'1")  
 Shower room: 3.11m max x 1.69m (10'2" max x 5'6")

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Additional information:**  
 Tenure: Freehold  
 Services: All mains' services connected  
 Heating: Gas-fired central heating  
 Council Tax Band: D  
 EPC Rating: C  
 Broadband and mobile coverage: <https://checker.ofcom.org.uk>  
 Construction: Conventional brick work with pitched tiled roof.  
 Agents note: We are advised by the seller that the road is unadopted and subject to an annual maintenance charge of £429.14 for the upkeep of the road, trees, and lighting.  
 Prospective buyers are advised to seek verification from their solicitor.



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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)

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**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.