



RICS

the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

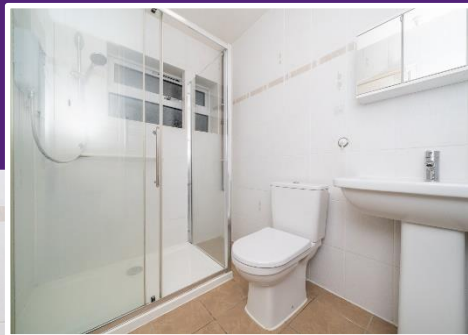
VALUE. SELL. LET.

Greencroft
Kingswinford

19 Greencroft, Kingswinford DY6

The
LEE, SHAW
Partnership

VALUE. SELL. LET.



This 2 Bedroom Semi-detached Bungalow enjoys a great cul-de-sac location, at the ever popular Paddock development, leading off Barnett Green, in turn leading from Barnett Lane, being well placed for local amenities, in a level position and available with no onward chain.

With gas central heating, double glazing and comprising: Side Entrance Hall, 2 Bedrooms, Shower Room, Lounge/Dining Room, Kitchen, Carport and Garage. There is also a good size Rear Garden.

OVERALL, AN EXCELLENT OPPORTUNITY FOR A BUNGALOW AT THIS SOUGHT AFTER ADDRESS. VIEWING IS HIGHLY RECOMMENDED.

There is a Reception Hall having UPVC door and obscure UPVC double glazed side screen, loft access and doors leading off.

Bedroom 1 has 3 double built-in wardrobes with top cupboards to one wall, UPVC double glazed bow window and radiator.

Bedroom 2 has a UPVC double glazed window and radiator.

The Shower Room has a modern white suite, including large shower cubicle with screen and sliding door and Triton shower, basin, WC, tiled walls, tiled floor, chrome ladder radiator, built-in cupboard and obscure UPVC double glazed side window.

There is a Lounge/Dining Room having a stone fireplace with marble hearth, wooden mantel and tv shelf, radiator, UPVC double glazed rear window, UPVC double glazed door and side screen to Garden and door Kitchen.

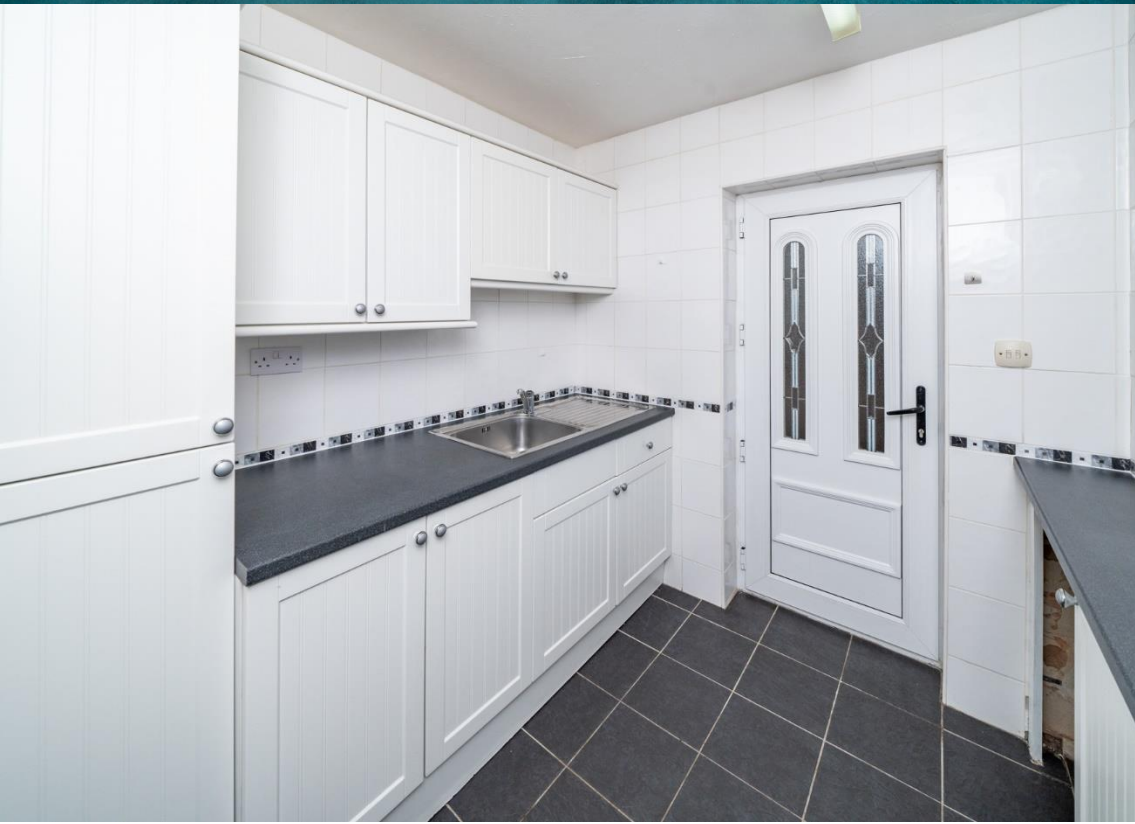
The Kitchen has a range of white shaker style wall/base cupboards, sink and mixer tap, built-in oven, ceramic hob with cooker hood over, tall cupboard, tiled floor, strip light, UPVC double glazed rear window and UPVC double glazed door to Carport.

There is a good size Carport leading to the single Garage having obscure UPVC double glaze rear fixed window, part glazed timber entrance doors to front and power points.

The Rear Garden is East facing having a paved patio, lawn, rear patio, border and shrubs.

At the front, there is a gravel fore garden and block paved Driveway leading to the Carport with Garage beyond.

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 C.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Reception Hall

Bedroom 1:

12' incl w x 9'9" (3.66m x 2.98m)

Bedroom 2:

10'2" x 8'1" (3.10m x 2.47m)

Shower Room:

7'4" x 5'4" (2.23m x 1.67m)

Lounge/Dining Room:

17'11" x 11'8" (5.47m x 3.57m)

Kitchen:

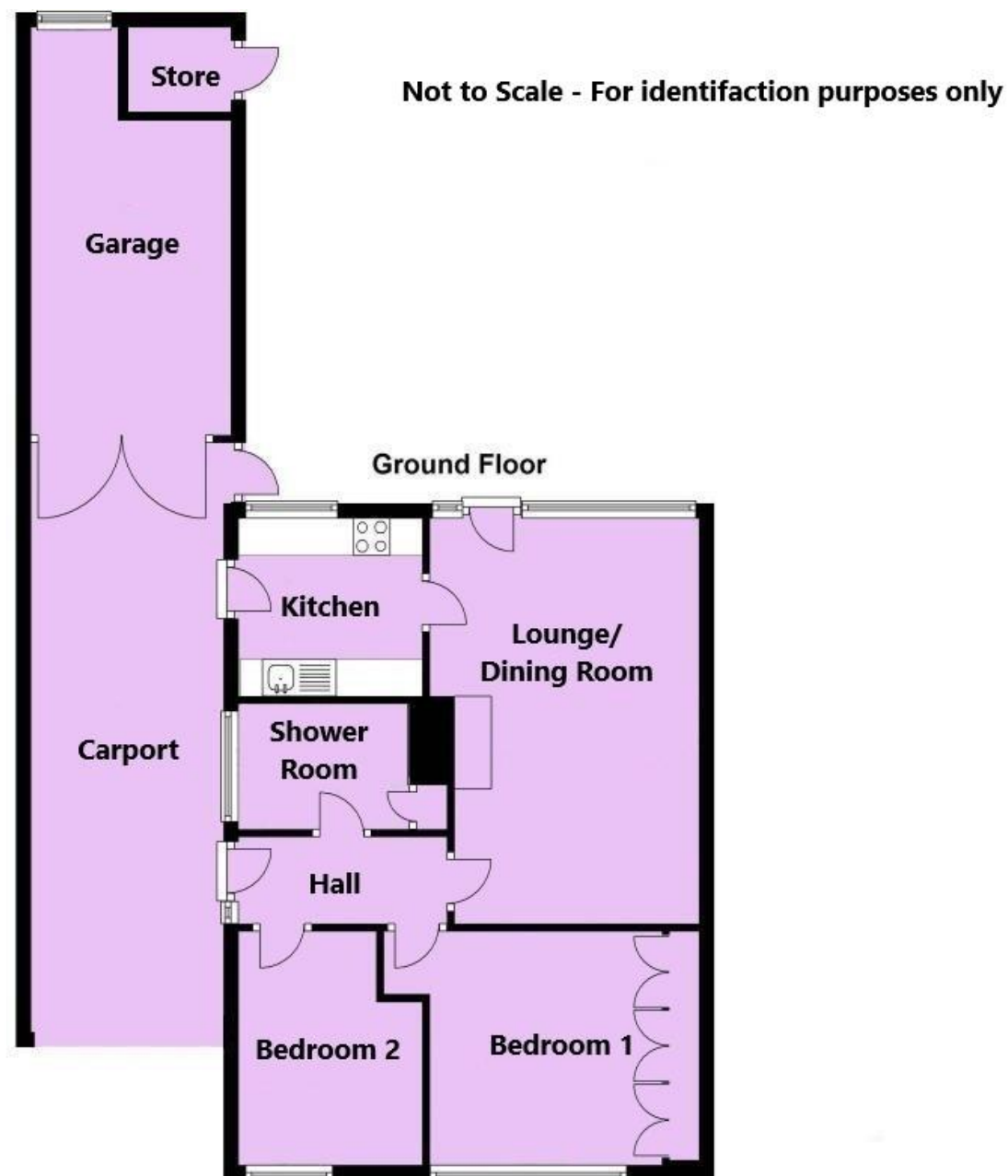
8'2" x 8'1" (2.49m x 2.47m)

Carport:

32'4" x 8'10" (9.87m x 2.69m)

Garage:

18'5" max x 8'10" (5.63m x 2.69m)





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

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 <https://www.leeshaw.com/downloads/referral-fees.pdf>

www.leeshaw.com





We don't sell houses, we sell **homes**.

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill
Kingswinford, West Midlands DY6 9JE
Sales: (01384) 287622

kingswinford@leeshaw.com www.leeshaw.com

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 (https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf), 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 non-refundable 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.