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40 Glynne Avenue  
Kingswinford



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40 Glynne Avenue, Kingswinford, DY6 9PT

This 3 Bedroom, traditional style Semi-detached Family Home has been much improved, well presented and is well worth early inspection.

The property benefits from Planning Permission for a 2 storey rear extension and single storey rear and side extension which was approved by Dudley MBC on the 26<sup>th</sup> November 2025 under Planning Ref: P25/0720.

Glynne Avenue is a popular road linking Stream Road and Barnett Lane and is well placed for amenities and convenient for popular schools. The property is also further enhanced by good off road Driveway parking and a generous size Rear Garden.

With gas central heating, UPVC double glazing and comprising: Porch opening to Hall, Ground Floor Bathroom, Through Lounge, Kitchen, Landing, 3 Bedrooms and 1st Floor Bathroom.

OVERALL, A QUALITY FAMILY HOME IN A GREAT LOCATION WITH THE ADDED POTENTIAL OF PLANNING. VIEWING IS HIGHLY RECOMMENDED.



On the Ground Floor, there is a Porch Entrance with composite double glazed front door, UPVC double glazed overhead screen, tiled floor, shelving and coat hanging space and opening to the Reception Hall having stairs off to 1st Floor with Store (below), tiled floor, recessed ceiling lights, radiator and doors to:

Ground Floor Bathroom having a modern white suite with L-shaped bath having waterfall shower over and side shower screen, WC with concealed cistern, combined basin with vanity cupboard below, mirror cabinet, tiled floor, tiled walls, chrome ladder radiator, extractor, recessed ceiling lights and obscure UPVC double glazed side window.

There is a through Lounge having UPVC double glazed front and rear window and 2 radiators.

The Kitchen has a range of walnut style wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, Moffat built-in oven, gas hob with cooker hood over, appliance space, tiled floor, radiator, 2 rear UPVC double glazed windows (1 fixed), part double glazed UPVC rear door and cupboard housing the Worcester gas central heating boiler.



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On the 1st Floor there is a Landing with obscure UPVC double glazed side fixed window, spindle balustrade to stairs, UPVC double glazed front window, recessed ceiling lights, loft access and doors to 3 Bedrooms and Bathroom.

All 3 Bedrooms have a UPVC double glazed window, radiator and Bedroom 2 has a built-in wardrobe.

There is a Bathroom having a modern white suite including bath with waterfall shower over and side shower screen, semi recessed basin with vanity cupboard below, combined WC with concealed cistern, recessed ceiling lights, chrome ladder radiator, tiled floor, tiled walls, wall cupboard and side obscure UPVC double glazed window.

The Rear Garden has a wide paved patio with side pathway and gates to front. There is a fence with access through to a good size lawn and there is a rear shed.

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



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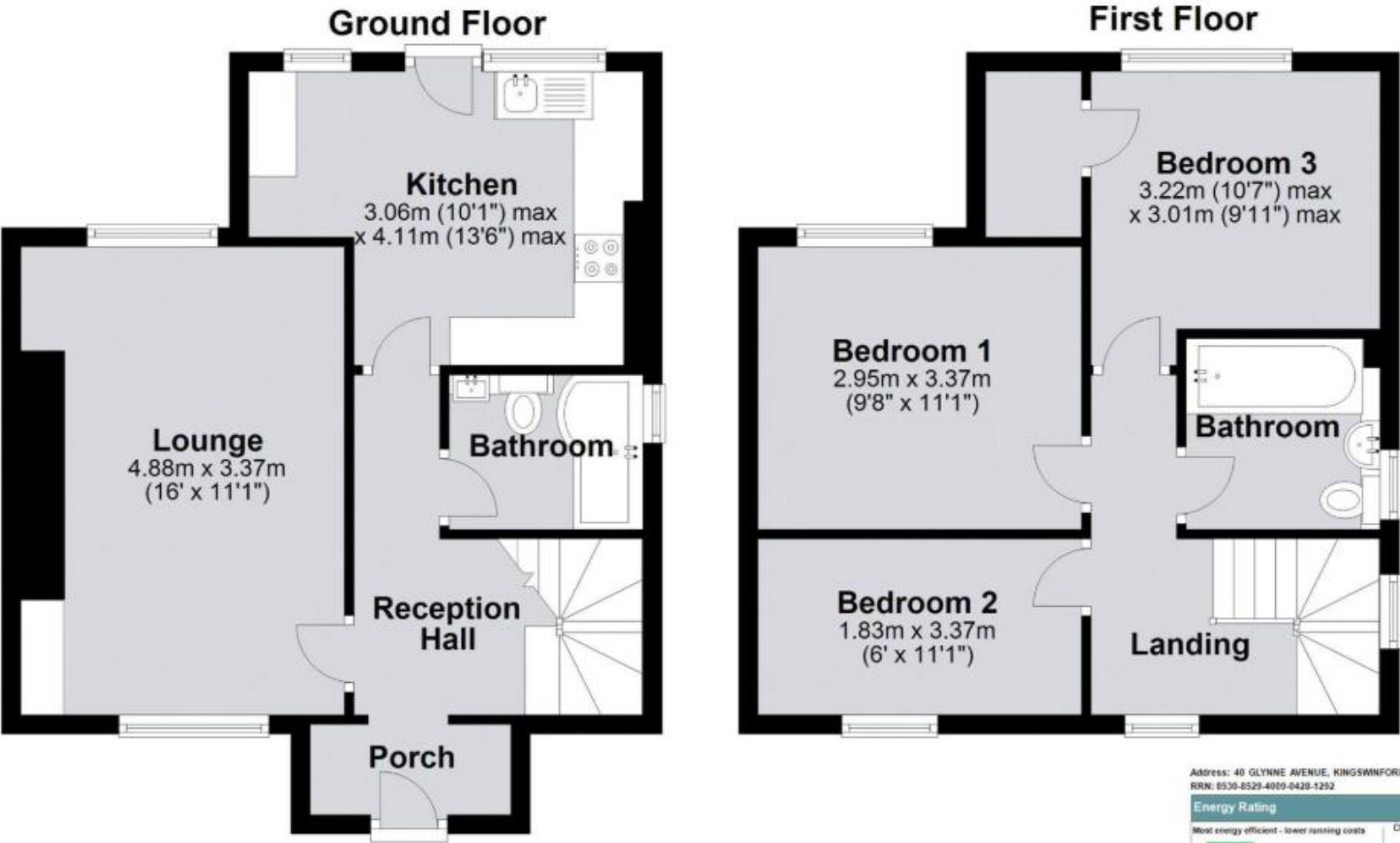




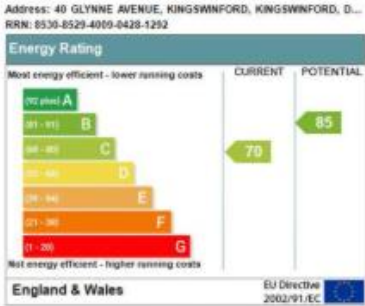
# FLOOR PLANS

Approximate Gross Internal Floor Area:  
Ground Floor: 41sq m, 441sq ft  
First Floor: 39sq m, 420sq ft

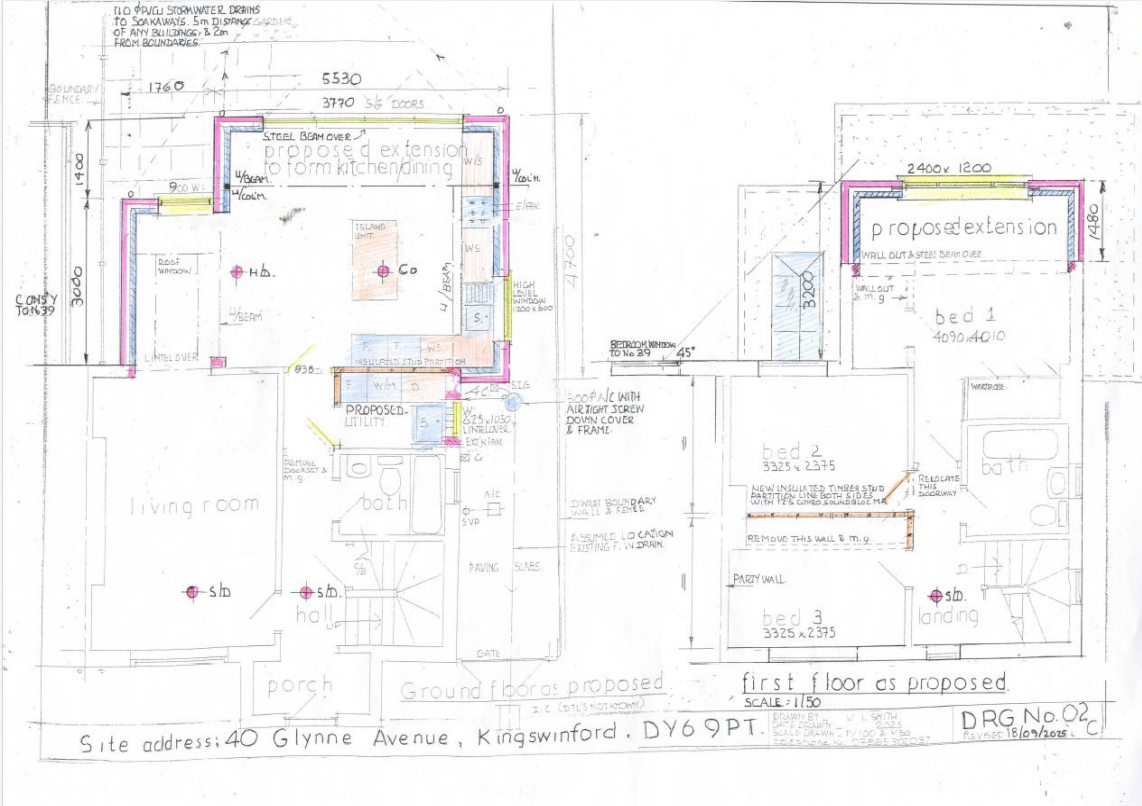
Produced by EnergyCam.  
This Floor Plan is presented as general guidance only.  
It cannot be relied upon as a statement of fact.  
Email: [ec@energy-survey.com](mailto:ec@energy-survey.com)



Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/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 <https://www.leeshaw.com/downloads/referral-fees.pdf>

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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 [https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL\\_008-Complaints-Policy.pdf](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.