



The  
**LEE, SHAW**  
Partnership

**29 Digby Road**  
Kingswinford, DY6 7RP



## AVAILABLE WITH NO ONWARD CHAIN

This well presented 3 Bedroom Semi Detached property offers an excellent opportunity for families, first time buyers or investors. Situated in a desirable location, the home combines comfortable living space and is available with no onward chain!

Digby Road is well located at the popular Charterfields development leading off Stallings Lane, and benefits from local amenities including Lidl and Morrisons Supermarkets, together with bus services and further facilities at the centre of Kingswinford and Wall Heath.

With gas central heating, UPVC double glazing and comprising; Entrance Hall, Kitchen, Dining Room, Lounge, 3 good sized Bedrooms, family Bathroom, Garage and rear Garden.

**OVERALL A QUALITY, WELL APPOINTED FAMILY HOME!  
WITH NO ONWARD CHAIN.**



## BEDROOM 1 & 2 WITH BUILT IN WALDROBE

On the ground floor, the front door leads into the Entrance Hall which has an understairs cupboard and doors leading to;

The good size Lounge is located at the front and benefits from a bow window and a fireplace with surround and gas fire.

The Kitchen is fitted with a range of 'Shaker' style wall and base cupboards, worktops, inset sink and drainer, oven, hob, extractor fan and additional space for appliances. There are doors leading to the side of the property and to the Dining Room.

The Dining Room has a window to the rear, door leading into the Lounge and stairs to first floor.

To the first floor, the Landing has an airing cupboard and doors to;

There are three well proportioned Bedrooms, of which Bedroom 1 and 2 benefit from built in wardrobes.





The Family Bathroom is fitted with a white suite comprising; wc, pedestal sink, bath with waterfall showerhead over, radiator and wall mounted storage and shelving.

Externally, the South East facing rear Garden enjoys a paved patio with AstroTurf lawn beyond and an additional patio area behind the Garage. Furthermore, there is side access and an outside tap.

The Garage has an up and over door, electric points and lighting.

To the front, there is a tarmac driveway with ample off road parking and lawn to the side.

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected.

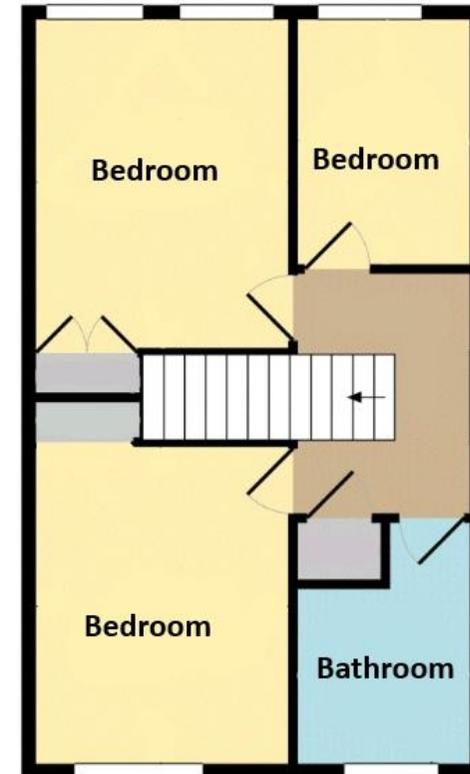
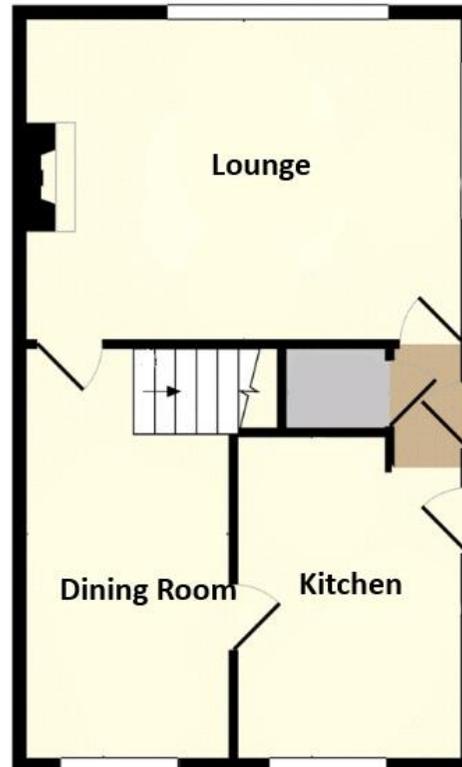
Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Measurement:**

Lounge: 4.6m x 3.4m  
 Kitchen: 3.2m x 2.2m  
 Dining Room: 4.2m x 2.2m  
 Bedroom : 3.6m x 2.7m  
 Bedroom : 3.3m x 2.6m  
 Bedroom: 2.6m 1.8m  
 Bathroom: 2.3m 1.9m



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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 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.