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The Lee, Shaw Partnership

VALUE. SELL. LET.

Cottage Street

Kingswinford

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72 Cottage Street, Kingswinford DY6 7QF

This improved, well presented, traditional style semi-detached property is well located, being central to Kingswinford with its wide range of amenities and local schools, conveniently placed within walking distance.

The property is available with no onward chain and is well worth inspection to fully appreciate.

With gas central heating, UPVC double glazing and comprising: Porch Entrance, Entrance Hall, Lounge/Dining Room, Kitchen, Landing, 3 Bedrooms and Bathroom. The property is further enhanced by a good size Driveway, providing off road parking and a single Garage.

OVERALL, AN IDEAL FIRST TIME HOME IN A POPULAR AND CONVENIENT LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a front Entrance Porch with UPVC double glazed entrance door, tiled floor, radiator and composite double glazed door to Entrance Hall having tiled floor, stairs to 1st floor and door leading off.

There is a through Lounge/Dining Room having a mantel fireplace with hearth, inset tiles and fire with mirror over, UPVC double glazed front window, laminate floor, 2 radiators and UPVC double glazed rear doors.

The Kitchen has a range of wall and base cupboards, worktops tiled splashbacks, sink and mixer tap, Lamona built-in oven, gas hob with cooker hood over, 2 UPVC double glazed side windows, part obscure double glazed composite door to Driveway, 2 strip lights, tiled floor and door to Store (below stairs).

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window and doors to 3 Bedrooms and Bathroom.

All 3 Bedrooms have a UPVC double glazed window and radiator.

The Bathroom has a white suite, bath with side shower screen and shower over, basin, WC, tiled walls, tiled floor, radiator, obscure UPVC double glazed rear window and extractor.

The Garage has an up and over door, part obscure double glazed side door and strip light.

There is a good size tarmac Driveway with block edging, providing off-road parking.

There is a small courtyard to the rear of the property which is paved and provides a gate to the Driveway and access to the Garage.

The enclosed front garden has a mature hedge, side fence, wall and wrought iron rail with gate to Driveway, paved area in front of the property and lawn.

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: mains water, electricity,drainage and gas are connected to the property. 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
https://www.leeshaw.com/downloads/referral-fees.pdf

www.leeshaw.com

Porch & Entrance Hall

Lounge/Dining Room:
20’7” x 13’8” max & 10’6” min (6.28m x 4.16m & 3.22m)

Kitchen:
15’9” x 5’7” & 7’11” (4.80m x 1.71m & 2.44m)

Landing

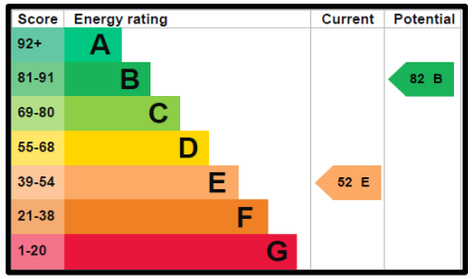
Bedroom 1:
11’2” x 10’3” (3.42m x 3.12m)

Bedroom 2:
10’9” x 8’11” (3.29m x 2.73m)

Bedroom 3:
6’3” x 5’7” (1.92m x 1.71m)

Bathroom:
5’9” x 5’7” (1.75m x 1.72m)

Garage:
15’2” x 8’9” (4.63m x 2.66m)



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

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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/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdfcks, 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.