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Flat 6 South Down Court  
Kingswinford



## Flat 6 South Down Court, Kingswinford, DY6 7AA

Situated in a well-maintained two-storey building, this self-contained one-bedroom first-floor flat is beautifully presented and move-in ready—An excellent opportunity for first-time purchasers or those seeking to downsize. Offered with no upward chain!

South Down Court is set just off Penzer Street, offering an exceptionally convenient location in the heart of Kingswinford. Benefiting from a wide range of nearby amenities, including shops and cafés and within walking distance to transport links.

Briefly comprising; Entrance Hall, stairs to First Floor, Lounge, Shower Room. Kitchen, Bedroom and communal Rear Garden.

**WELL-PRESENTED AND PERFECTLY POSITIONED – EARLY VIEWING IS HIGHLY RECOMMENDED!**

The front door leads into a Reception Hall which has stairs to first floor and door into the Lounge.

The Lounge features an electric fire with surround, door to storage cupboard and door to Hallway.

The Hallway has an airing cupboard, loft access and doors to;

The Kitchen is located at the rear and is fitted with white gloss wall and base cupboards, worktops that incorporate an inset sink and drainer, oven, induction hob, splashback tiles and additional space for appliances.

The Bedroom is located at the rear and features built in sliding mirrored wardrobes. The Shower Room is appointed with a modern white suite comprising; WC, pedestal sink, bath with electric shower over, electric vertical radiator and tiled walls and flooring.

There is a communal Garden.

To the front there is 1 allocated parking space.

Tenure: Leasehold

999 Year lease from December 1994

Ground Rent: 1 Yearly peppercorn payment

Service Charge: Approximately £80 per month

Construction: Brick with pitched tiled roof.

Services: Electric and water connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

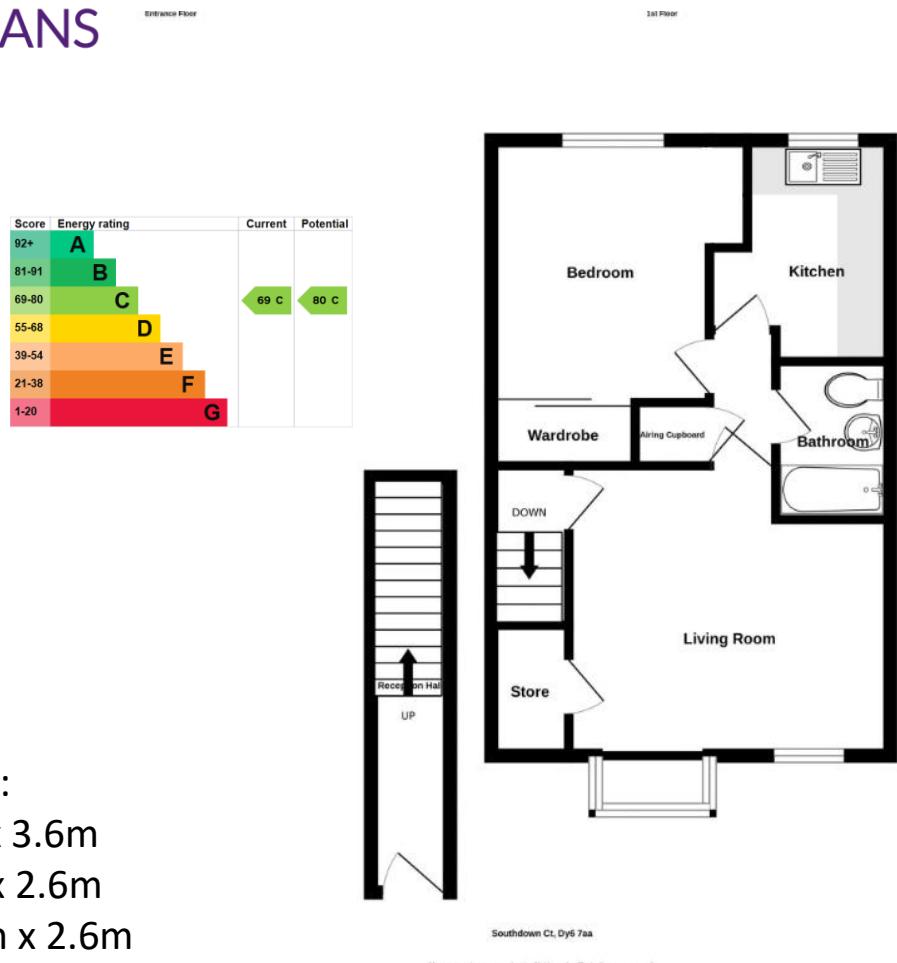


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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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>

# FLOOR PLANS



## Measurements:

Lounge: 3.9m x 3.6m  
 Kitchen: 2.7m x 2.6m  
 Bedroom: 3.4m x 2.6m  
 Shower Room: 2.0m x 1.6m



## SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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