



RICS

the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Laburnum Road
Kingswinford

28 Laburnum Road, Kingswinford DY6 8EH

The
LEE, SHAW
Partnership

VALUE. SELL. LET.



This purpose built, 1 Bedroom Ground Floor Flat with Long Lease, enjoys a great position at the bottom end of this popular cul-de-sac and is well placed for amenities in Kingswinford.

Well presented throughout, the Flat has electric heating, UPVC double glazing and the self-contained accommodation comprises: Lobby opening to Lounge, Inner Lobby, Kitchen including oven & hob Double Bedroom & Shower Room with modern white suite. There is a Communal Entrance and Grounds and Flat benefits from an Allocated Parking Space within the Car Park to the side.

OVERALL, AN IDEAL FIRST TIME HOME OR DOWNSIZE OPPORTUNITY WITH GROUND FLOOR ONE LEVEL LIVING. VIEWING IS HIGHLY RECOMMENDED.

There is a Ground Floor Communal Entrance with secure entry phone system.

The self-contained accommodation has an Entrance Lobby having archway opening to the Lounge and 2 Stores.

The Lounge has a front UPVC double glazed window, Sunhouse electric heater, entry phone, fireplace with electric fire and arch to Inner Lobby having doors to Kitchen Bedroom and Bathroom.

The Kitchen has a range of Beech style wall cupboards, worktops, tiled splashbacks, sink and mixer tap, double base cupboard, 3 drawer base cupboard, appliance spaces, Lamona built-in oven, Logik ceramic hob with cooker hood over, obscure UPVC double glazed side window, strip light and tiled floor.

There is a Double Bedroom having UPVC double glazed window, built-in double wardrobe with sliding doors and Sunhouse electric heater.

There is a modern shower Room having a white suite with large shower cubicle, being tiled and with sliding screen door and Triton shower, basin and tiled splashback, WC, extractor, tiled floor, electric chrome ladder radiator and Sunhouse electric fan heater.

Outside, there are Communal Grounds.

There is an adjoining Car Park with 1 allocated parking space and visitor parking.

Tenure: Leasehold with 999 Year Lease from 1st January 1994. Unexpired Term 967 Years. Rowan Court Management (Kingswinford) Limited own the Freehold of which each owner has a one eighth share of the Freehold. There is no Ground Rent. Service Charge is currently £70 per month (£840 per year).

Construction: brick with a pitched tiled roof. Services: Mains water, electricity and drainage are connected. There is no gas. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band A.



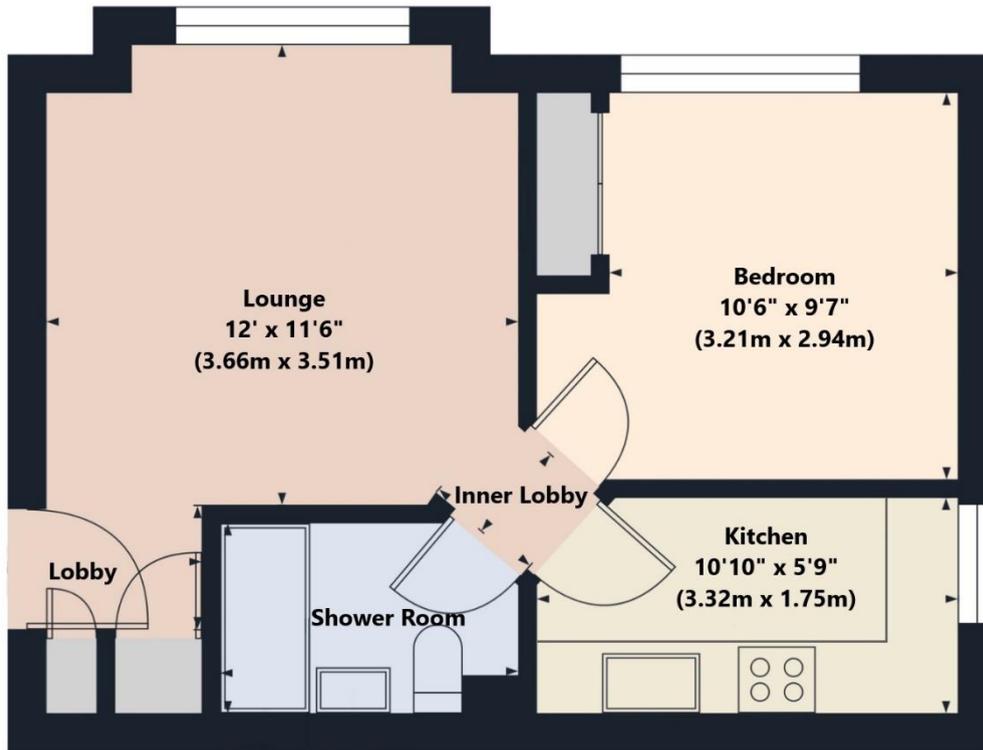
The
LEE, SHAW
Partnership

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  

FLOOR PLANS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.