



the mark of
property
professionalism
worldwide



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Brenwood Close
Kingswinford

The
LEE, SHAW
Partnership

VALUE. SELL. LET.



5 Brenwood Close, Kingswinford DY6 9BQ

This 3 Bedroom Detached Family Home offers fantastic scope to further improve and add value for a buyer looking to create a forever Home, standing well at this highly sought after, cul-de-sac address and is well placed for amenities and schools.

The property further benefits from a large Rear Garden, Driveway to front and Garage and is available with no onward chain.

With gas central heating, UPVC double glazing and comprising: Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Guest Cloakroom, Landing, 3 Bedrooms, Bathroom & Garage.

OVERALL, A PROPERTY IN A GREAT LOCATION, WELL WORTH VIEWING TO FULLY APPRECIATE ITS FURTHER POTENTIAL.

On the Ground Floor, there is an Entrance Hall with part obscure UPVC double glazed front door, obscure UPVC double glazed side window, radiator and door to Lounge.

The Lounge has a mantel fireplace with hearth and there is a UPVC double glazed front bow window, stairs leading off to 1st Floor, radiator and archway to rear Dining Room having radiator, UPVC double d rear patio door to garden and door Kitchen.

The Kitchen has a range of light oak style wall/base cupboards, worktops, tiled splashbacks, sink and mixer tap, Siemens built-in oven, Siemens gas hob with cooker hood over, tiled floor, breakfast bar with radiator below, tall cupboard, UPVC double glazed rear window.

A door gives access to the Utility Room having a worktop with sink and mixer tap and base cupboard below, appliance space to side, tiled floor, radiator, part tiled walls, Worcester gas central heating boiler, Velux double glazed roof window, door to Garage and opens to Rear Lobby having tiled floor, obscure UPVC double glazed rear door to Garden and there is a door to the Guest Cloakroom having a soft cream coloured suite with WC, basin and tiled splashback, obscure UPVC double glazed rear window and tiled floor.

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

Bedroom 1 and 2 are double size rooms, each with UPVC double glazed window and radiator with Bedroom 1 having 2 built-in wardrobes and Bedroom 2 having a range of built wardrobes.

Bedroom 3 is a single size with UPVC double glazed window, radiator and stair head cupboard.

The Bathroom has a modern suite, including a P shaped bath with side screen and shower over, semi recessed basin with maple style vanity cupboard below, combined WC with concealed cistern, part tiling, tiled floor, radiator, obscure UPVC double glazed rear window, recessed ceiling lights and shaver point.

There is a single Garage with electric shutter door, loft access, twin power point and light.

The Rear Garden is a generous size having a paved patio area with shed, low wall, pathway to right hand side with raised right side border, good size lawn with borders, rear gravel area and access pathway on both sides of the property, with gate to front.

At the front, there is a gravel fore garden with planting bed and block paved driveway leading to the Garage.



FLOOR PLANS

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D.

Entrance Hall

Lounge: 16'11" x 13'10"
(5.16m x 4.22m)

Dining Room: 10'6" x 9'3"
(3.20m x 2.75m)

Kitchen: 11'2" x 7'10"
(3.40m x 2.39m)

Utility Room 8'2" x 5'11"
(2.49m x 1.80m)

Lobby & Guest Cloakroom

Landing

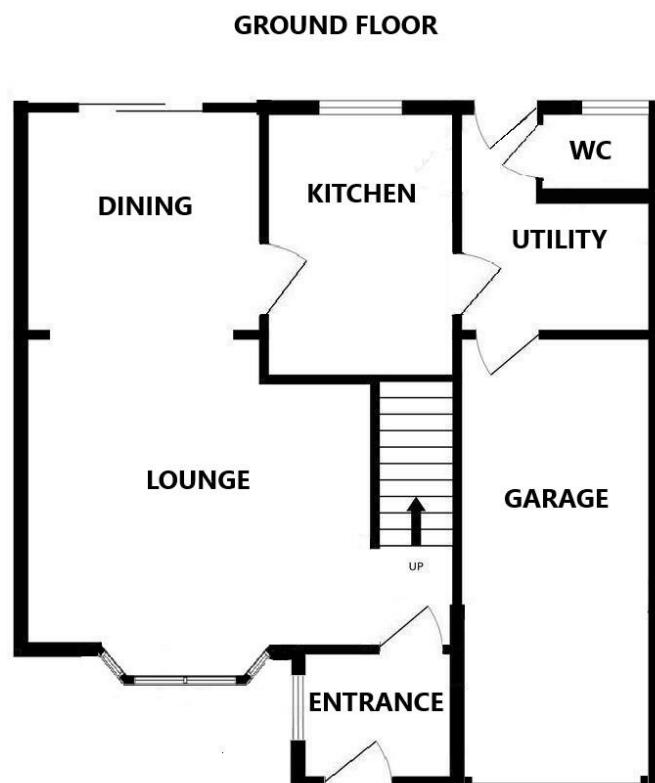
Bedroom 1: 11'1" x 9'9"
(3.38m x 2.97m)

Bedroom 2: 10'8" x 10'6"
(3.25m x 3.20m)

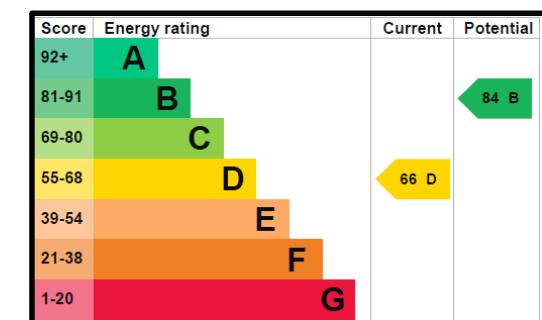
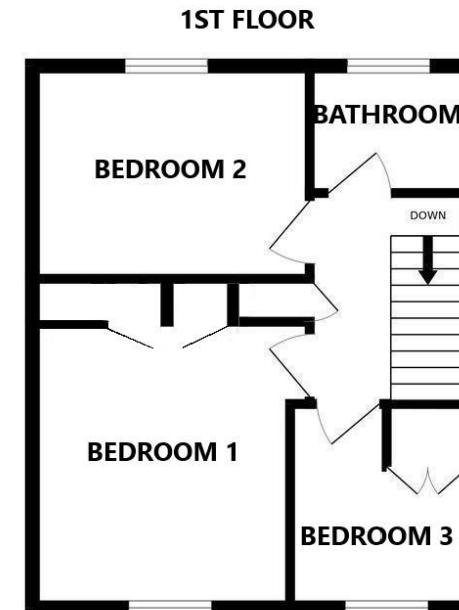
Bedroom 3: 8'3" x 7'
(2.51m x 2.13m)

Bathroom: 6'3" x 6'2"
(1.90m x 1.88m)

Garage 17'8" x 8'10"
(5.39m x 2.69m)



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY





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>



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.