



The
LEE, SHAW
Partnership

6 Warren Gardens
Kingswinford DY6 9QR



SOUGHT AFTER CUL-DE-SAC ADDRESS

RARE OPPORTUNITY FOR A FAMILY HOME AT THIS SOUGHT AFTER ADDRESS.

Originally built by David Payne Homes – this Kent design, 4 Bedroom Detached enjoys a delightful cul-de-sac position leading off Cot Lane and is well placed for amenities and important local schools, making it convenient.

Improved, updated and well presented throughout, the property is well worth internal inspection to fully appreciate and is further enhanced by the addition of a Rear Garden Room enjoying distant view, together with a landscaped front and rear Garden. There is also Driveway parking being accessed from the head of the cul-de-sac with shared Driveway approach with No.5.

With gas central heating, double glazing and comprising: Reception Hall, Guest Cloakroom, Lounge, Rear Garden Room, Dining Room, Kitchen, Utility Room, Landing, 4 Bedrooms (2 with wardrobes), En-Suite to Bedroom 1 and House Bathroom. There is also an enclosed Carport & Garage.

OVERALL, A GREAT FAMILY HOME WHERE EARLY VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Reception Hall with composite front door and obscure UPVC double glazed side screen, oak floor, radiator, stairs to 1st Floor with spindle balustrade and oak doors to:

Refitted Guest Cloakroom having a white suite, WC with concealed cistern, semi-recessed basin with vanity cupboard below, tiled splashback, extractor fan, oak floor, recessed ceiling lights and Store (below stairs).





BEDROOM 1 WITH EN-SUITE

Lounge having a brick fireplace with marble hearth, mantel shelf and side display shelf, UPVC double glazed bow window to front, radiator and UPVC double glazed door/side screens to:

Garden Room being UPVC double glazed with 2 top opening windows, UPVC double glazed doors to Garden, tiled floor, ceiling with recessed lights, electric heater and power points.

Dining Room with oak floor, radiator, UPVC double glazed front window and wide archway to:

Refitted Breakfast Kitchen having solid maple range of wall and base cupboards, worktops, tiled splashbacks, sink and filtered water tap and waste disposal, AEG built-in oven, AEG integrated coffee machine, AEG integrated microwave, tall housing with integrated Samsung fridge freezer, integrated dishwasher, low-level lighting, under cupboard lights and over cupboard lights, Karndean floor, wine rack, recessed ceiling lights, UPVC double glazed rear window, wall shelving with lights, breakfast bar with AEG warming oven and drawer below and door to:

Refitted Utility Room in solid maple with base cupboard, appliance space, sink and mixer tap, tall cupboard, wall cupboards, recessed ceiling lights, UPVC double glazed rear window, Karndean floor and UPVC double glazed rear door to Garden.

On the 1st Floor, there is a Landing having loft access (with ladder, part boarded and with light), Airing Cupboard (with tank) and doors to:

Bedroom 1 having a range of oak built in wardrobes with centre drawers, UPVC double glazed window, radiator and door to:

Refitted En-suite being L-shaped having a white suite with corner quadrant shower enclosure with curved screen doors, USPA Japanese bidet/wc with concealed cistern, basin, tiled walls, shaver point, obscure UPVC double glazed window, tiled floor, recessed ceiling lights and small vertical radiator.



SPLIT LEVEL REAR GARDEN

Bedroom 2 with UPVC double glazed window having rear view, radiator, a range of wardrobes with sliding door and recessed ceiling lights.

Bedroom 3 with UPVC double glazed window, radiator and Corby trouser press.

Bedroom 4 with UPVC double glazed window having view, radiator, laminate floor and 2 sets of corner shelving.

Refitted Shower/Wet Room having a walk-in shower with side screen, waterfall shower and drainage point to floor, white basin, WC, bidet, tiled floor, tiled walls, vertical radiator, recessed ceiling lights, obscure UPVC double glazed window and pivoting shelf unit with mirror.

There is an enclosed original Carport with electric shutter door and this leads onto the Garage currently used as a workshop and having worktops and shelving, Worcester gas central heating boiler, power points, UPVC double glazed side pedestrian door to Garden and UPVC double glazed rear door to Greenhouse.

The split level Rear Garden has a porcelain tiled patio and side path with gate to front, small lawn with chipping/shrub and rockery border, timber steps with handrail leading to the lower shaped lawn with chipping/shrub borders, decking to corner with cedar wood Summerhouse and rear tap.

There is a landscaped front Garden with curved low walling and gravel/shrub planting, circular lawn, sloping tarmac and block paved Driveway.

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





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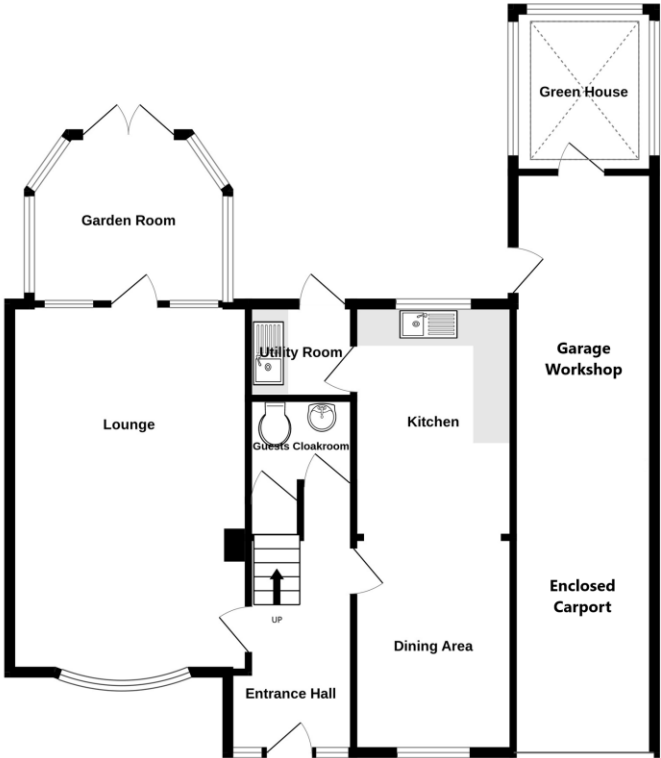
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 www.leeshaw.com/downloads/referral-fees.pdf



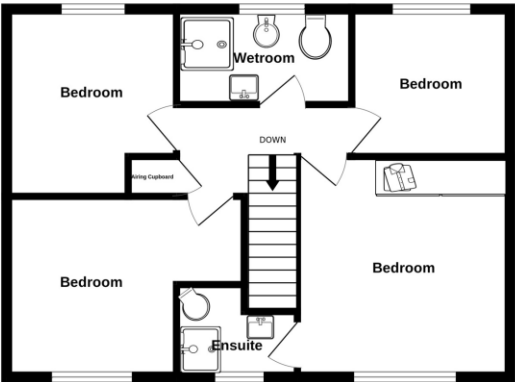
- Hall
- Guest Cloakroom
- Lounge:
20'8" x 12'10" (6.31m x 3.93m)
- Garden Room:
12'1" x 9'4" (3.70m x 2.85m)
- Dining Room:
11'3" x 8'9" (3.45m x 2.68m)
- Kitchen:
12' 7 8'9" (3.66m x 2.68m)
- Utility:
5'4" x 4'11" (1.64m x 1.49m)
- Landing
- Bedroom 1:
11'10" x 11'8" (3.62m x 3.56m)
- En-Suite:
6'11" max x 6'6" max (2.11m x 2m)
- Bedroom 2:
10'2" x 10'2" incl. ward (3.10m x 3.10m)
- Bedroom 3:
9'8" x 8'11" (2.96m x 2.73m)
- Bedroom 4:
8'4" x 8'1" (2.54m x 2.46m)
- Shower/Wet Room:
9'1" x 5' (2.77m x 1.53m)
- Enclosed Carport/Garage:
37'10" x 8'2" max (11.54m x 2.49m)

FLOOR
PLANS

Ground Floor



1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Measurements are approximate. Not to scale. Illustrative purposes only
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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, 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.