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186 Standhills Road  
Kingswinford



186 Standhills Road, Kingswinford, DY6 8JR

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This 3 Bedroom Family Semi-detached enjoys a great cul-de-sac position leading from the top end of Standhills Road and benefits from a good size mature Rear Garden together with front Driveway leading to the Garage.

Offering fantastic potential, the property is ideal for those wanting to update and improve to create their forever home, available with no onward chain and waiting to be transformed. The property is also well placed for local amenities and schools.

With gas central heating and comprising: Porch, Hall, Lounge, Dining Room, Kitchen, Landing, 3 Bedrooms, Bathroom and Garage.

OVERALL, OPPORTUNITIES THIS GOOD ARE HARD TO FIND – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Porch Entrance opening to the Reception Hall having stairs off to 1<sup>st</sup> Floor and doors leading off.

There is a rear Lounge with tiled fireplace having hearth and rear UPVC double glazed French window with centre doors to the Garden.



The Dining Room has a stone fireplace with hearth and UPVC double glazed front window.

There is an L shaped Kitchen having a range of light oak style wall/base cupboards, worktops, sink and mixer tap, 2 appliance spaces, integrated fridge, Worcester gas central heating boiler, rear UPVC double glazed window, tiled floor, Pantry (below stairs) and with door to Garage.

On the 1<sup>st</sup> Floor there is a Landing with obscure UPVC double glazed window and doors to 3 Bedrooms and Bathroom.

Bedroom 1 & 2 are double size Bedrooms each with UPVC double glazed window and Bedroom 3 is a single size with UPVC double glazed window.

The Bathroom has a bath with shower over, basin with vanity cupboard, wc, Linen Cupboard, obscure UPVC double glazed window and part tiled walls.

The Garage has side opening entrance doors, side obscure UPVC double glazed window, range of wall/base cupboards and rear part obscure UPVC double glazed door to Garden.

There is a generous size Rear Garden having a crazy paved patio, low stone wall and border, 2 steps with left side pathway, good size lawn, rustic trellis with rear vegetable garden beyond.



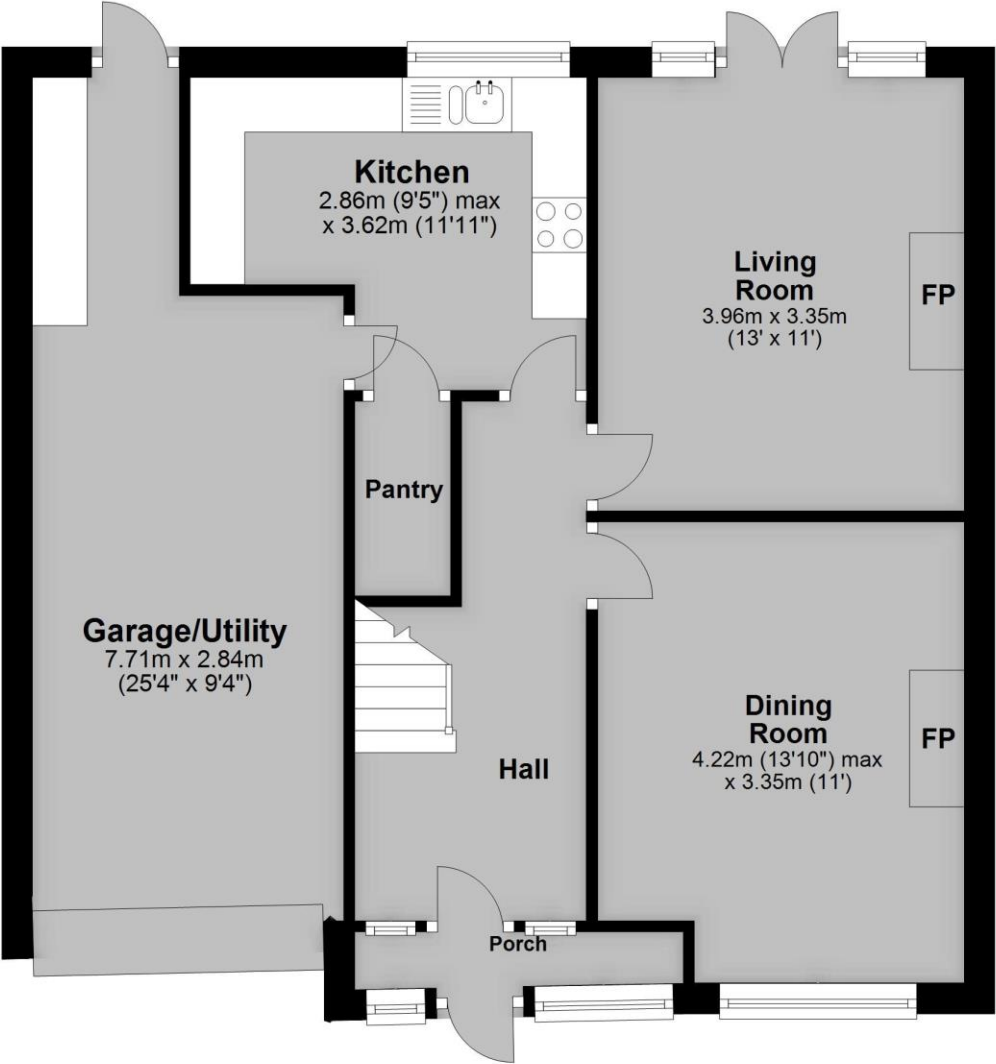




# FLOOR PLANS

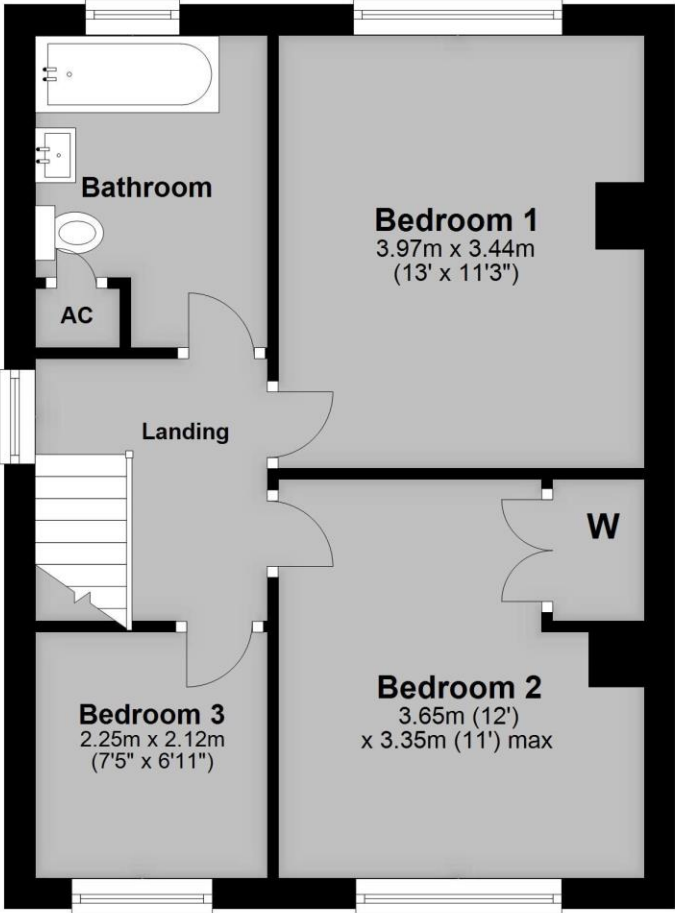
## Ground Floor

Approx. 69.0 sq. metres (742.7 sq. feet)



## First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



Total area: approx. 112.3 sq. metres (1209.0 sq. feet)





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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>

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