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39 Surrey Drive  
Kingswinford



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## 39 Surrey Drive, Kingswinford, DY6 8HR

Representing a great first time home, this is a well-presented 2 Bedroom modern End of Terrace property, located in a popular cul-de-sac location off Auckland Road. Being situated close to a number of good primary and secondary schools, as well as a range of amenities being on the doorstep. This property boasts a good size Lounge, Kitchen/Diner and two good size Bedrooms. Further to this, there is a generous size Rear Garden and excellent parking. This property is ready to move into and is ideal for first time buyers or those looking to downsize. With gas central heating and UPVC double glazing throughout, internal inspection is highly recommended!

Accommodation is over two floors and briefly comprises; Porch, Lounge, Kitchen/Diner, Landing, 2 good sized Bedrooms, family Shower Room and rear Garden.

A QUALITY AND READY TO MOVE INTO FAMILY HOME, LOCATED IN A QUIET POSITION. INTERNAL INSPECTION ADVISED!

On approach, you are greeted by tarmac driveway providing ample off road parking for multiple vehicles. On entrance to the property, the front door leads through to the inviting Porch where there is a further door leading through to the Lounge.



The well proportioned Lounge has dual aspect windows which provide ample natural lighting, there are stairs to first floor level and door leading into the Kitchen/Diner.

The Kitchen/Diner is located at the rear and is fitted with a range of cream gloss wall and base units, worktops that incorporate an inset sink and drainer, inset gas hob with extractor fan over, built in oven, microwave, fridge freezer, dishwasher and washing machine. There is space for a dining table and there are French doors leading out to the rear Garden.

To the first floor, the Landing has a useful loft hatch access and doors to;

Bedroom 1 is located at the front of the property and benefits from fitted wardrobes. Bedroom 2 is located at the rear and has an airing cupboard which houses the boiler. The family Shower Room has been refitted by the current owners and comprises; WC, basin unit with storage beneath, bath with shower over, stylish vertical radiator and grey tiled walls.

Externally, the generous size rear Garden enjoys a paved patio with shallow steps leading up to lawn. Throughout the Garden, there are an array of shrubs, outside tap, 2 sheds (one with electric connected) and side access.







# FLOOR PLANS

**Ground Floor**

Approximate Gross Internal Area:  
Ground Floor : 31sq m, 330sq ft  
First Floor : 26sq m, 282sq ft

**First Floor**



Produced by ECL [www.energy-survey.com](http://www.energy-survey.com)  
This Floor Plan is presented as general guidance only.  
It cannot be relied upon as a statement of fact.  
Plan produced using PlanUp.



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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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