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2 Surrey Drive  
Kingswinford



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2 Surrey Drive, Kingswinford DY6 8HR

A well presented, modern 2 bedroom semi-detached property, located in a popular cul-de-sac location off Auckland Road. This property is ready to move into and is ideal for first time buyers or those looking to downsize. With a good size Lounge, Conservatory and 2 well proportioned Bedrooms. Further to this, there is a low maintenance rear garden and Garage. Being situated close to a number of good primary and secondary schools as well as a range of amenities being on the doorstep. With gas central heating, UPVC double glazing throughout, viewing is essential to appreciate overall space!

Accommodation is over two floors and briefly comprises; Porch, Lounge, Kitchen, Conservatory, Landing, 2 good sized Bedrooms, Shower Room, low maintenance rear Garden and Garage to the rear.

A QUALITY AND READY TO MOVE INTO FAMILY HOME, LOCATED IN A QUIET POSITION!  
VIEWING IS HIGHLY RECCOMENDED!



On approach, you are greeted by a cast iron gate with steps down to the composite front door. On entrance to the property, the front door leads into the porch which has storage and a further door into the inviting Lounge.

The attractive Lounge has a feature fire with surround and dual aspect to the front which provides ample natural lighting. There are stairs to first floor Landing and a door leading into the Kitchen.

The Kitchen is fitted with a range of shaker style wall and base units, laminate worktops that incorporate an inset sink and drainer, oven, electric hob and there is space for additional appliances. In addition, there is doors leading into the Conservatory. The Conservatory is located at the rear and is an ideal space for a dining table. There is access into the rear Garden.

The Master Bedroom is located at the front of the property and benefits from built in wardrobes and cupboards. Bedroom 2 is located at the rear and benefits from a storage cupboard. The Shower Room is fitted with a white suite and comprises; WC, basin unit with storage beneath, shower cubicle, tiled walls and floor and a stylish vertical radiator.

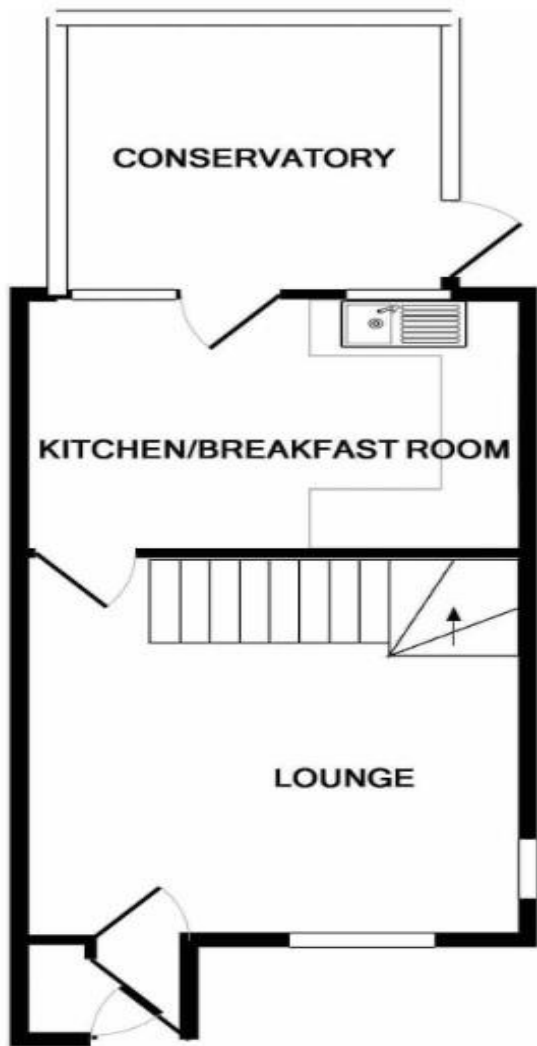
Externally, the low maintenance and private rear Garden enjoys block paving and planting. In addition, there is side access, power socket and outside water tap.

To the rear of the property there is a single Garage with up and over door and lighting. In front of the garage is parking (the current vendors do not own the parking to the side of the Garage.)

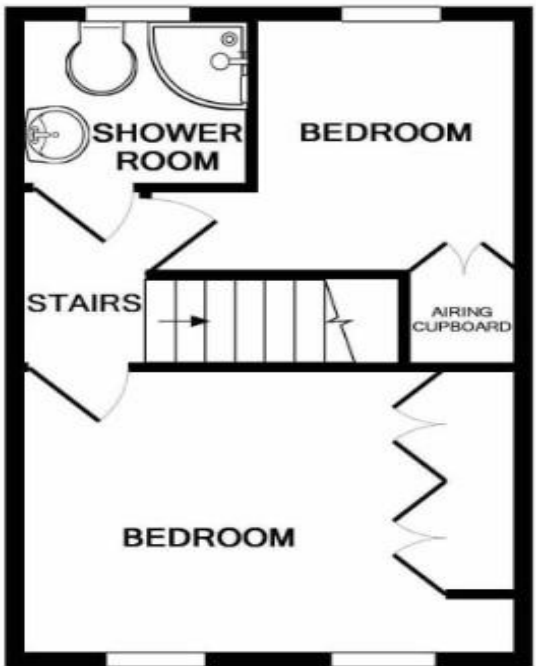




# FLOOR PLANS



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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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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we sell **homes.**