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**14 Rangeways Road**  
Kingswinford



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## 14 Rangeways Road, Kingswinford, DY6 8QH

This beautifully presented, modern 3 bedroom Semi Detached family home has been improved and updated by the current owner and offers surprisingly spacious well planned accommodation throughout.

Rangeways Road leads off Bromley Lane at this much sought after Kingswinford location, being well placed for amenities, good primary and secondary schools, local transport links and convenient for Kingswinford Village.

With gas central heating, UPVC double glazing and comprising; Porch, Entrance Hall, Reception Room, Lounge, Conservatory, re-fitted Kitchen, Guest Cloakroom, Landing, 3 good sized Bedrooms, Bathroom, Rear Garden and Store.

OVERALL, A QUALITY FAMILY HOME IN TURN THE KEY READY MOVE IN CONDITION.  
INTERNAL INSPECTION ADVISED!

On approach, you are greeted by tarmac driveway with shrubs to the side. On entrance to the property, there is a Porch with a sliding door and a further composite front door to the Reception Hallway having stairs to 1<sup>st</sup> floor, understairs storage and further doors to;



A Reception Room is located at the front of the property and benefits from a bow window and gas fireplace with feature surround. The spacious Lounge features a log burner, French doors to Conservatory and a door leading to the Kitchen. The Conservatory has been rebuilt by the current owners and has French doors leading out to the rear Garden.

The modern Kitchen has been refitted and has a range of white shaker style wall and base cupboards with under cupboard lighting, worktops with upstands, sink and drainer, gas hob with extractor fan above, oven, spotlights, built in dishwasher and further space for appliances. Within the Kitchen there is a separate Utility Area, there is a range of white 'Shaker' style wall units with worktops, space for appliances and doors to Guest Cloakroom and rear Garden.

To the first floor, the Landing has a glass balustrade, an airing cupboard which houses the 'Worcester Bosch' Boiler and doors to;

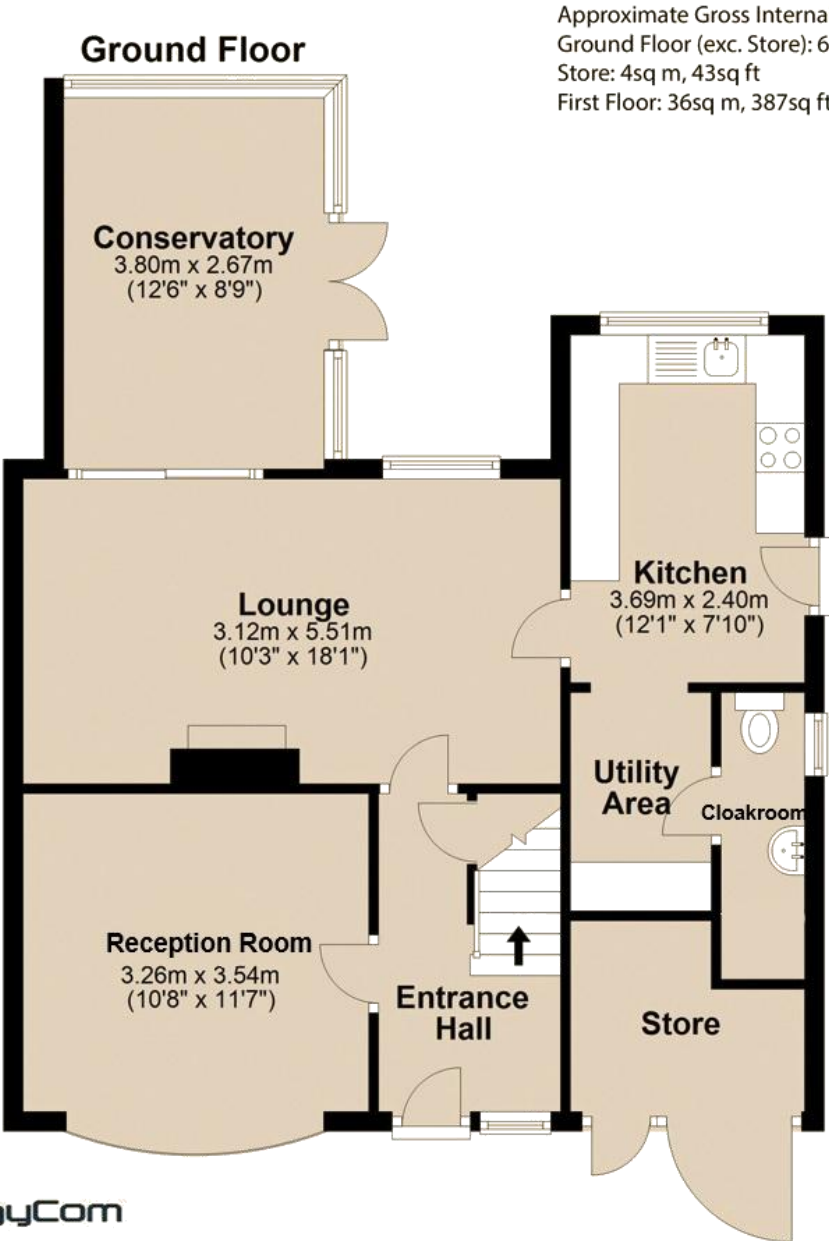
There are 3 good sized Bedrooms, of which Bedroom 1 benefits from built in wardrobes. The Bathroom is fitted with a white suite comprising; WC with concealed unit, hand basin with storage below, Bath with electric shower head, tiled walls, spotlights, stylish vertical radiator and wall mounted storage.

Externally, the rear Garden enjoys a south west facing aspect and a block paved patio with lawn area beyond. There are mature shrubs throughout the Garden, electric points, outside water tap, lighting and side access.

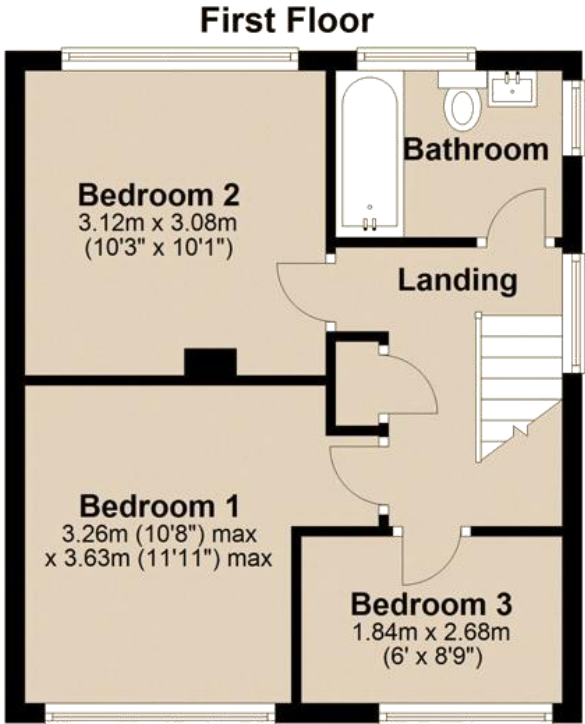




# FLOOR PLANS



Approximate Gross Internal Floor Area:  
Ground Floor (exc. Store): 62sq m, 667sq ft  
Store: 4sq m, 43sq ft  
First Floor: 36sq m, 387sq ft







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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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The Cross Offices, Summerhill  
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622  
kingswinford@leeshaw.com www.leeshaw.com

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