



RICS

the mark of
property
professionalism
worldwide

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

22 Rangeways Road
Kingswinford

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

22 Rangeways Road, Kingswinford, DY6 8QH

This beautifully presented three-bedroom semi-detached family home offers stylish and comfortable living accommodation, perfectly suited for modern family life. The property boasts a contemporary fitted Kitchen, along with a separate Utility Room that adds valuable additional space. To the rear, a Conservatory creates a versatile space that can be enjoyed all year round – ideal for relaxing, dining and entertaining! Well maintained and ready to move into, this impressive home truly deserves to be seen to be fully appreciated!

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; Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Utility, Landing, 3 Bedrooms, Bathroom, single Garage and rear Garden.

A QUALITY, WELL APPOINTED FAMILY HOME LOCATED IN A SOUGHT AFTER ADDRESS! INTERNAL INSPECTION ADVISED.

On the ground floor, the UPVC front door leads into the Entrance Hall which has stairs to first floor, storage cupboard and a door leading into the Lounge.

The Lounge is located at the front and features a UPVC double glazed bow window and entrance into the Dining Room. The Dining Room has sliding patio doors leading into the Conservatory and a door leading into the Kitchen.

The Conservatory is UPVC double glazed has French doors to rear Garden and ceiling fan light.

The modern Kitchen is fitted with a range of 'Shaker' style wall and base cupboards with worktops and upstands, inset sink and drainer, gas hob with extractor fan above, oven and grill, built in dishwasher and fridge and 'Ideal' boiler concealed within a cupboard.

Off the Kitchen, is a useful Utility Room which is fitted with worktops, wall and base cupboards and space for appliances. Further to this, there is a door leading into the Garage and rear Garden.

To the first floor, the Landing has loft access, airing cupboard and doors to;

There are three well proportioned Bedrooms, of which Bedroom 2 benefits from built in wardrobes. The stylish Family Bathroom comprises white suite of; wc with concealed unit, hand wash basin with storage below, bath having waterfall shower head over, vertical radiator, tiled walls and spotlights.

Externally, the property benefits from an easy maintenance, private and south west facing rear Garden with paved patio. Throughout the Garden there are mature shrubs, outside water tap and shed.

The Garage has an up and over door, power points and lighting.

To the front, there is a tarmacked driveway providing off road parking and lawn to the side.

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: C

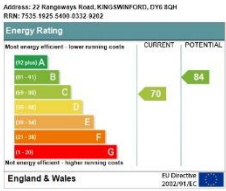
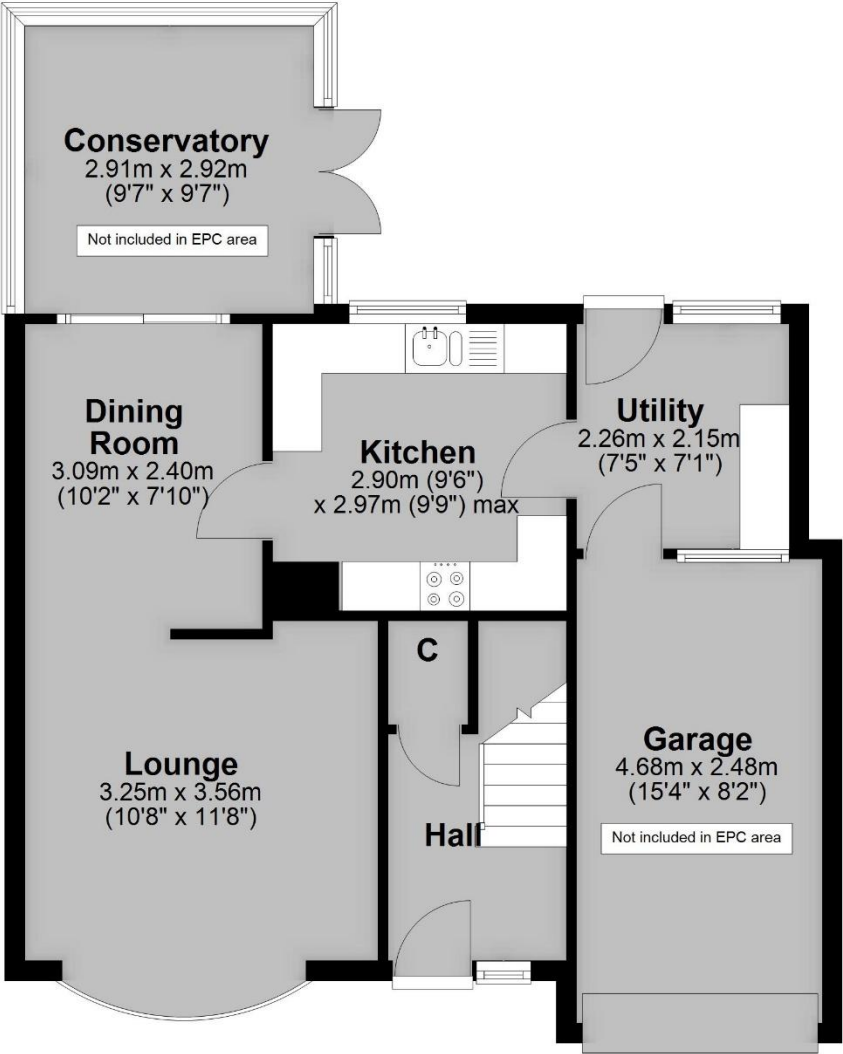




FLOOR PLANS

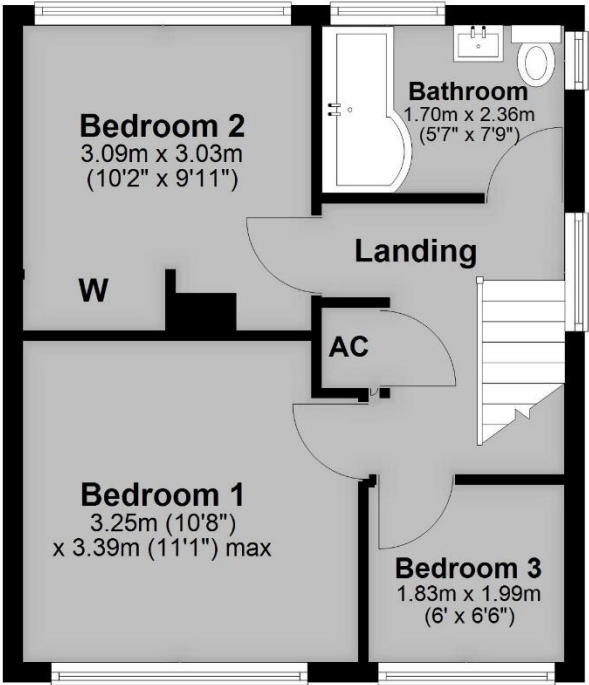
Ground Floor

Approx. 61.7 sq. metres (663.9 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 97.1 sq. metres (1045.7 sq. feet)



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

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>

www.leeshaw.com





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

We don't sell houses
we sell **homes.**