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**Sunnymede Road**  
Kingswinford



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30 Sunnymede Road, Kingswinford DY6 8PG

This beautifully presented, improved and re-appointed semi-detached property would make a great first time home, stylish and well laid out, this is a property well worth inspection to fully appreciate.

Set elevated from the road with widened tarmac Driveway to front, the property enjoys a great position off Rangeways Road on the popular High Acres development with local shops in Madeley Road and Bromley Lane including a Tesco Express, local schools and further amenities in Kingswinford making it convenient.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Through Lounge, Refitted Kitchen, Lobby with Cloaks Store, Dining Room, Utility Room, Toilet, Landing, 3 Bedrooms & Refitted Bathroom.

OVERALL, A QUALITY PROPERTY OFFERED IN TURN THE KEY READY MOVE IN CONDITION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall with composite double glazed front door and obscure UPVC double glazed side screen, laminate floor, stairs to first floor, school style radiator, door to kitchen and door to Lounge.

There is a through Lounge with UPVC double glazed front bow window, vertical radiator and standard radiator and UPVC double glazed siding patio door to Garden.



The refitted Kitchen has two tone coloured units with navy blue base cupboards and grey wall cupboards, contrasting worktops, tiled splash backs, sink and mixer tap, Neff built in oven, Neff ceramic hob with Neff cooker hood over, tall housing with Neff integrated fridge freezer, Neff integrated dishwasher, two wine racks, UPVC double glazed rear window, laminate floor, graphite, grey vertical radiator and archway and step to Lobby.

The Lobby gives access to the Dining Room and has a Cloaks Store, laminate floor, recessed ceiling lights and door to Utility Room. There is a Dining Room to the front with laminate floor, built-in cupboard (below stairs), UPVC double glazed window, radiator and recessed ceiling lights.

There is an L-shaped Utility Room, located to the rear, having a Belfast sink with cupboard below, worktop and 2 appliance spaces below, radiator UPVC double glazed window, part double glazed UPVC door to Garden and bi-fold door Toilet. The Toilet has a white WC.

On the 1st Floor, there is a Landing with spindle balustrade to stairs, obscure UPVC double glazed side window, loft access, Cupboard housing the Ideal gas central heating boiler and doors to 3 Bedrooms and Bathroom. Each of the 3 Bedrooms has a UPVC double glazed window and radiator.

There is a refitted Bathroom having a white suite with L shaped bath having waterfall shower over, tiled surround and side screen, semi recessed basin with vanity cupboard below, tiled splash back, WC, obscure UPVC double glazed side & rear window and chrome ladder radiator.

The Rear Garden has a paved patio, sleeper retainer and two steps with centre gravel pathway dividing lawn, steps to rear decking patio, side borders and Summerhouse.

At the front, there is a widened elevated tarmac driveway with block edging and steps to the front entrance.



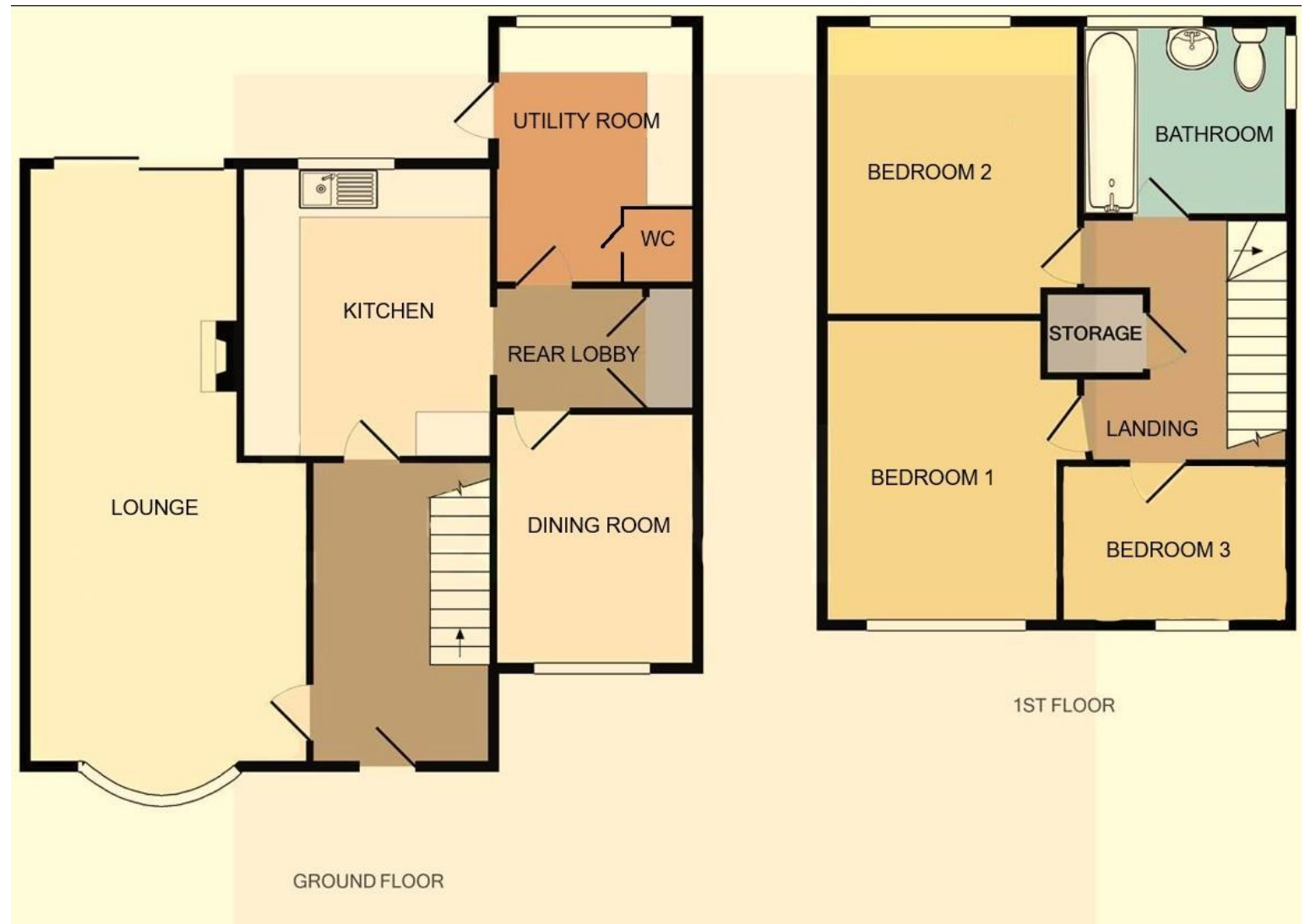




# FLOOR PLANS

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: B

**Reception Hall**  
**Lounge: 21'9" x 11'6" (6.63m x 3.52m)**  
**Kitchen: 10'1" x 8'5" (3.08m x 2.59m)**  
**Lobby**  
**Dining Room: 9'5" x 7'9" (2.88m x 2.37m)**  
**Utility Room: 9'1" x 7'8" (2.77m x 2.34m)**  
**Landing**  
**Bedroom 1: 10'9" x 10'8" (3.27m x 3.25m)**  
**Bedroom 2: 10'1" x 9'9" (3.08m x 2.98m)**  
**Bedroom 3: 6'11" x 5'11" (2.12m x 1.82m)**  
**Bathroom: 7'10" x 5'6" (2.39m x 1.69)**





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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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