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32 Kingsley Road
Kingswinford

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32 Kingsley Road, Kingswinford, DY6 9RX

A fantastic opportunity to acquire this extensively improved and beautifully presented 4 Bedroom semi-detached family home. Offering spacious and thoughtfully designed accommodation throughout, the property features a generous through Lounge and Dining Area, 4 double Bedrooms one being a fabulous Loft Conversion. An internal viewing is highly recommended to fully appreciate the space and quality on offer.

Kingsley Road is a sought after address in Kingswinford, being well positioned with a range of amenities, catchment area for good primary and secondary schools, public transport links and within walking distance to Kingswinford Village.

With gas central heating, UPVC double glazing and accommodation comprising; Porch, Entrance Hall, Cloakroom, Through Lounge/Diner, extended Kitchen, 4 Double Bedrooms, House Bathroom, Garage and South East facing rear Garden.

OVERALL, A QUALITY, EXTENDED FAMILY HOME LOCATED WITHIN A POPULAR KINGSWINFORM ADDRESS! VIEWING IS HIGHLY RECOMMENDED!



On the Ground Floor, the Porch Entrance has a composite front door, with a further door leading into the Entrance Hall. The Entrance Hall has a Cloakroom, understairs storage and stairs to first floor Landing and doors to;

The through Lounge features a log burner with oak beam above and bay window to the front. The Dining Area has been extended to the rear and benefits from bifold doors leading into the rear Garden.

The extended Kitchen is fitted with a range of 'Shaker' style wall and base cupboards, worktops, splashback tiles, inset sink and drainer, built-in induction hob with extractor fan above, oven, grill and dishwasher, space for additional appliances and French doors leading out to the rear Garden.

On the 1st Floor, the Landing has an airing cupboard and doors to;

There are 3 double Bedrooms, of which Bedroom 3 benefits from a bay window. The Family Bathroom is fitted with a modern white suite and comprises; wc with concealed unit, hand basin with storage below, bath, shower with waterfall shower head, tiled walls, spotlights and vertical radiator.



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we sell **homes.**



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From the Landing there is a further door which has stairs leading up to the Bedroom 4. Bedroom 4 is a spacious size and currently being used as a Bedroom, it also features Velux window.

Externally, the private, south east facing rear Garden has a paved patio with lawn beyond. Furthermore, there is a shed, access into the Garage and side access. The Garage has an up and over door, lighting and electric.

To the front, there is a tarmac driveway with planting borders and an electric charging point.

Tenure: Freehold.

Council Tax Band: D

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>.

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FLOOR PLANS

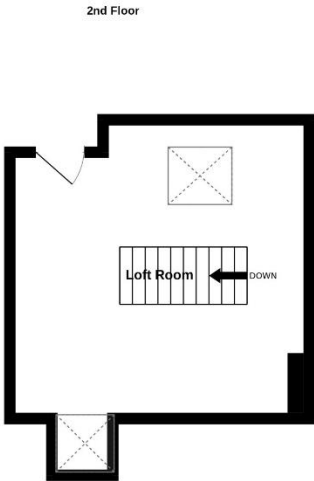
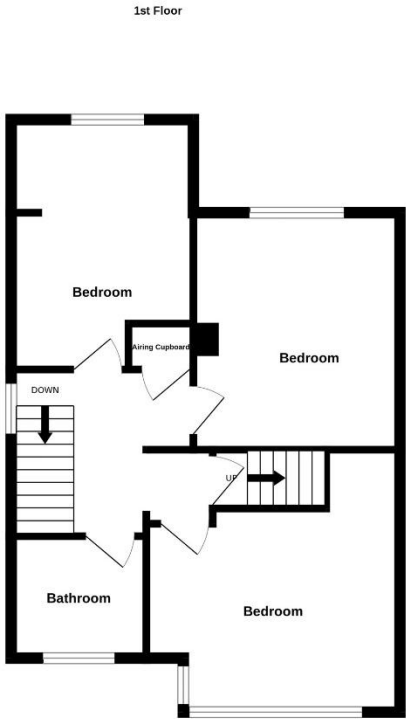
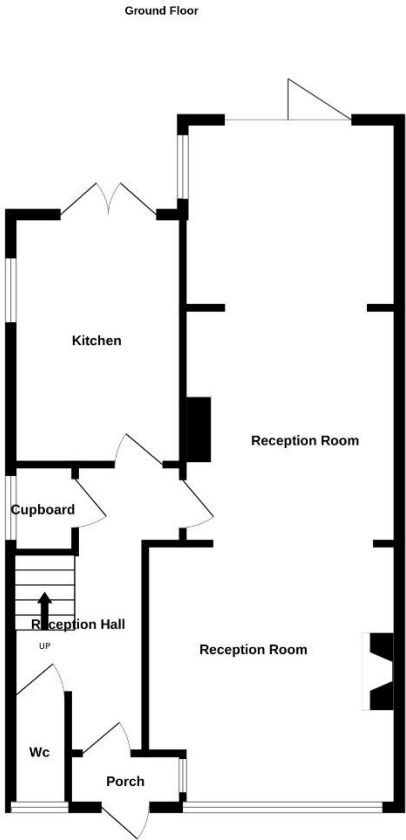
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Measurements:

- Living Room: 4.1m x 3.9m
- Dining Area: 3.6m x 3.3m & 3.0m x 2.7m
- Kitchen: 4.3m x 2.6m

Landing:

- Bedroom 1: 3.9m x 3.9m
- Bedroom 2: 3.3m x 3.6m
- Bedroom 3: 2.7m x 4.3m
- Bathroom: 2.1m x 2.0m
- Loft Room: 4.8m x 4.5m



Measurements are approximate. Not to scale. Illustrative purposes only
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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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