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Rangeways Road
Kingswinford

2a Rangeways Road, Kingswinford DY6 8QQ

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This individual, 4 Bedroom Detached Family Home was built in 1998 and offers surprisingly spacious accommodation which has been extended to the rear, greatly adding to the Ground Floor layout.

Rangeways Road leads off Bromley Lane and is well placed for local shops including Tesco Express and both the Bromley Hills & Crestwood Schools making it ideal for Families.

With gas central heating, UPVC double glazing and comprising Through Reception Hall, Lounge, separate Dining Room with vaulted ceiling, Extended Breakfast Kitchen refitted by Aristocraft, Utility Room, also refitted by Aristocraft, superb Ground Floor Shower Room, Landing, 4 Bedrooms (3 with wardrobes) and Bedroom 1 with Refitted En-Suite, Refitted House Bathroom, Garage (with electric door) and block paved Driveway. There is also side lawned Garden and Rear Garden.

OVERALL, A PROPERTY WHICH IS MUCH LARGER THAN FIRST IMPRESSIONS AND ONE WELL WORTH VIEWING TO FULLY APPRECIATE.

On the Ground Floor there is a Canopy front entrance with recessed lights, part obscure UPVC double glazed door and side screen opening to the through Reception Hall having stairs off to 1st Floor with spindle balustrade and Store (below), Karndean Floor, door to Garage and Kitchen and door to Lounge.

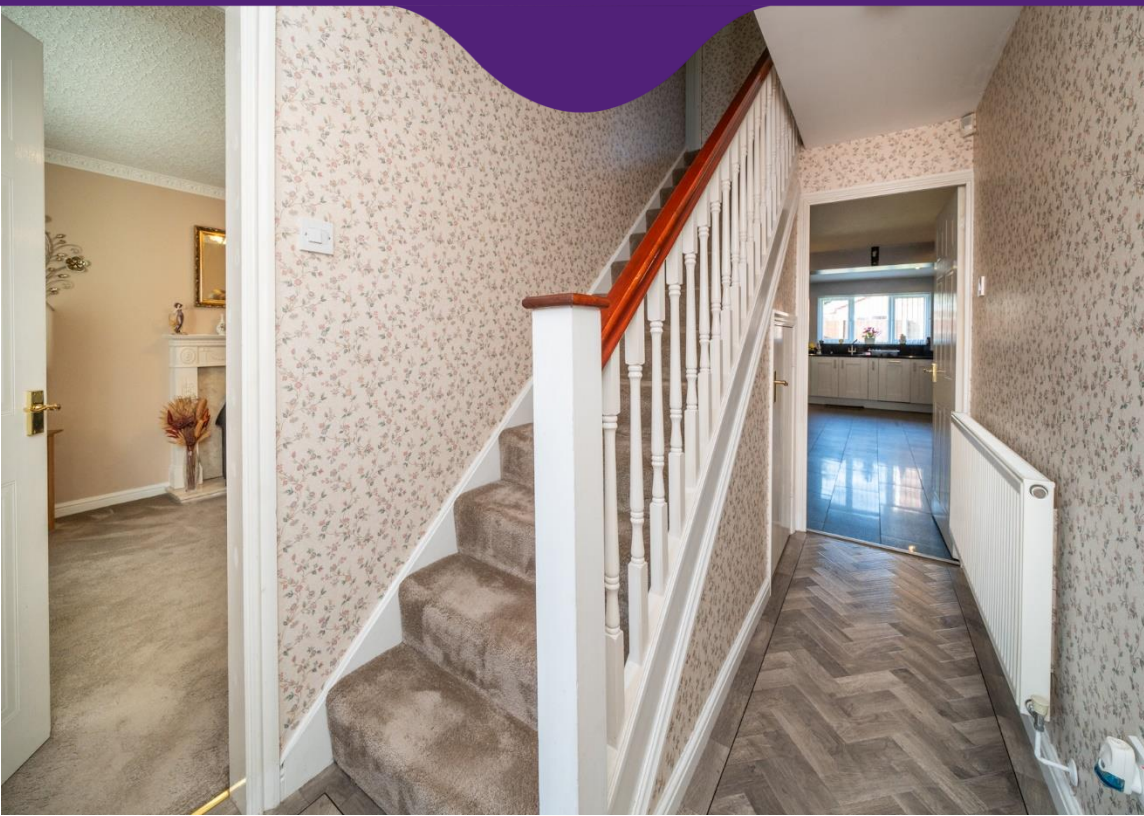
The Lounge has a UPVC double glazed bay window to front, Mantel fireplace with hearth and gas fire and glazed doors opening to the separate Dining Room having vaulted ceiling with 2 Keylite double glazed roof windows, Karndean Floor, UPVC double glazed rear bi-fold doors to Garden and door to Kitchen.

The Kitchen has been extended to the rear which has a vaulted ceiling with Keylite double glazed roof window within the extended area. The kitchen has 2 distinct areas and the entire has been refitted by Aristocraft with a range of grey units with soft close feature, granite worktops & upstands. The 1st part has a range of tall cupboards, breakfast bar, vertical radiator, recessed ceiling lights and the 2nd extended area has wall/base cupboards, worktops, Franke sink with mixer tap and water filter, Neff hide and slide oven, Neff combination microwave oven, Neff 4 ring gas hob with cooker hood over, Neff integrated slimline dishwasher, UPVC double glazed rear window, tiled floor, vertical radiator and door to Utility.

The Utility has also been refitted and has a range of wall/base cupboards with soft close feature, granite worktop and upstand, Belfast sink and mixer tap, 2 appliance spaces, tiled floor, part double glazed UPVC door to garden and recessed ceiling lights.

A door leads to the Ground Floor Shower Room having a white suite with walk-in shower having waterfall shower and side screen, wc, basin with grey vanity unit below, tiled walls and floor, recessed ceiling lights, obscure UPVC double glazed side window and black ladder radiator.

On the 1st Floor there is a Landing with spindle balustrade, loft access (with ladder), Airing Cupboard (with Vaillant gas central heating boiler) and door to 4 Bedrooms and Bathroom.





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Bedroom 1 has a built-in range of wardrobes with bridging top cupboards, 2 bedside cupboards with shelving over, dressing table with end shelving, matching 4 drawer chest and UPVC double glazed window. A door leads to the refitted En-Suite having a white suite with corner shower cubicle with curved screen doors, wc, basin with grey vanity unit below, tiled walls, recessed ceiling lights, ladder radiator, obscure UPVC double glazed window, shaver point and tiled floor.

There are 3 further Bedrooms all with UPVC double glazed window and Bedroom 2 & 3 with built-in double wardrobe having sliding mirror doors.

The refitted House bathroom has a white suite with bath having waterfall shower over and side screen, semi-recessed basin with vanity cupboard below, combined wc with concealed cistern, tiled floor, tiled walls, obscure UPVC double glazed window, ladder radiator and recessed ceiling lights.

The Garage has an electric shutter door.

Outside, there is a blocked paved front Driveway and side lawned Garden and the rear Garden is West facing having a paved patio, lawn, borders, gravelled area, small summerhouse and with gate and side access to front.

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>

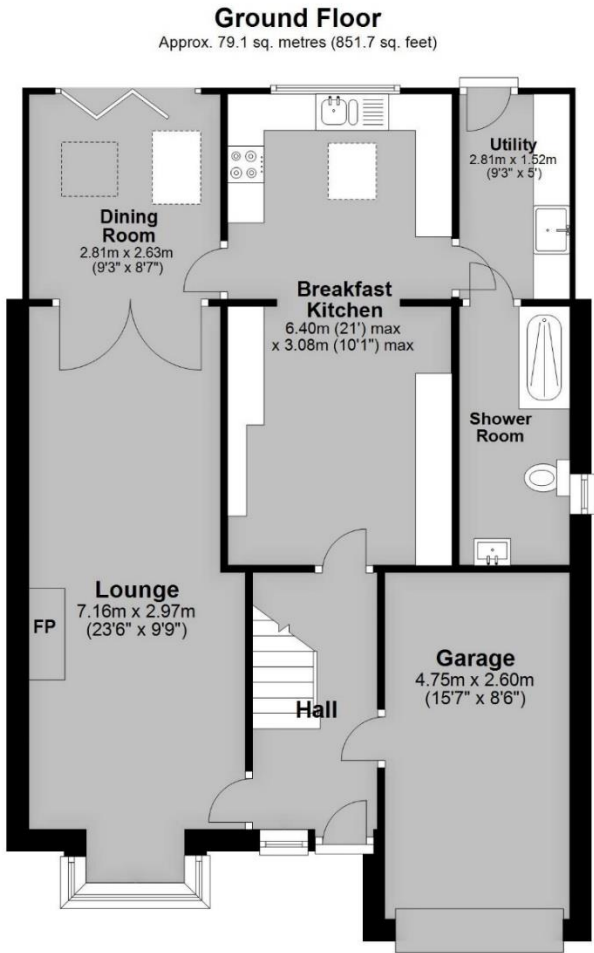
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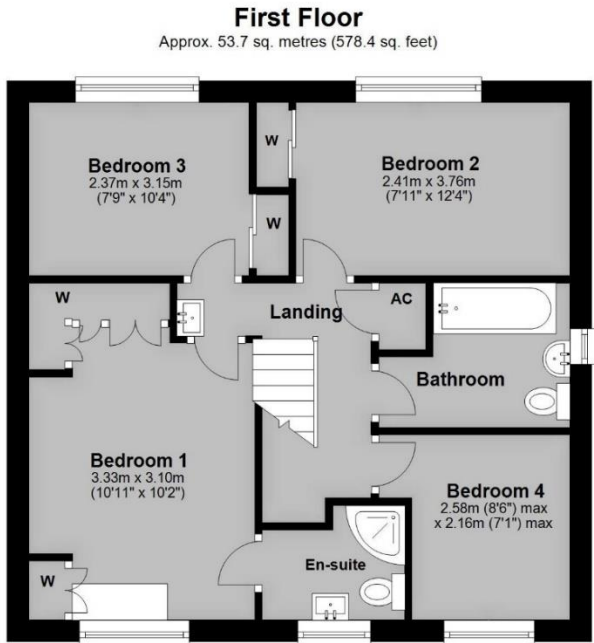




FLOOR PLANS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 132.9 sq. metres (1430.0 sq. feet)

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.



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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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