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26 Surrey Drive
Kingswinford

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26 Surrey Drive, Kingswinford, DY6 8HR

This modern, spacious Ground Floor Apartment benefits from its own entrance, good size Lounge and 2 double bedrooms, ideal for those wanting a ready-made home!

Surrey Drive is located in a popular cul-de-sac location off Auckland Road. Being situated close to a number of good primary and secondary schools, as well as a range of amenities being on the doorstep.

With gas central heating, UPVC double glazing and comprising; Ground Floor Entrance Hall, Lounge, Kitchen, Bathroom, 2 double Bedrooms, rear patio.

OVERALL, THIS IS A MUST SEE PROPERTY TO FULLY APPRECIATE!

On entrance, there are steps leading down to the front door.

The Hallway houses the Worcester Bosch boiler and gives access to the Lounge.

The spacious Lounge/Diner benefits from sliding patio doors leading out to the rear patio and an archway leading into the Kitchen. The Kitchen is fitted with cream shaker style wall and base cupboards, worktops with splashback tiles, inset sink and drainer, hob with extractor fan above, built in oven, space for appliances and a storage cupboard.

From the Lounge there is a door leading to the Inner Hall, which has an airing cupboard and doors to;

There are 2 double Bedrooms, of which bedroom one benefits from built in wardrobes, drawers and lighting. The stylish Bathroom is fitted with a contemporary white suite comprising; wc, hand basin with storage below, bath with shower over, tiled walls and vertical radiator.

Externally, there is a paved patio with a garden shed. There is a 1 allocated parking space and shared visitors parking.

Tenure: Leasehold (The Management Company that owns the Freehold of the development is Surrey Drive Management Ltd, of which all residents are member owners and have power in making decisions). There is a Service Charge of £80 per month and no Ground Rent. The current Lease is 189 years from 25th March 1992 to 24th March 2181

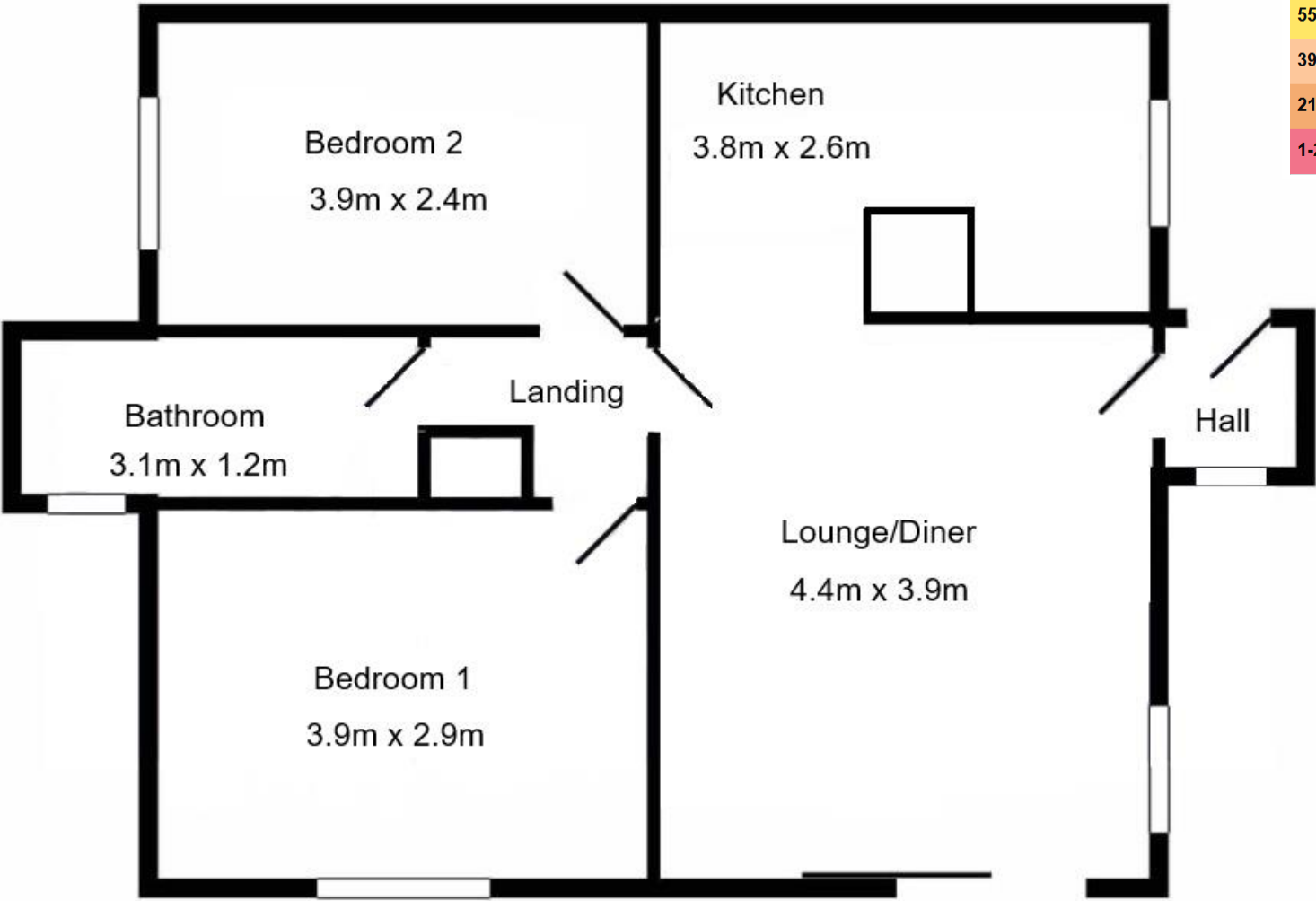
Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

Council Tax Band: B





FLOOR PLANS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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>

www.leeshaw.com





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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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

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 (https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf), 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.