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**Ranleigh Avenue**  
Kingswinford



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14 Ranleigh Avenue, Kingswinford DY6 8PY

This well presented and improved, 3 Bedroom Semi-detached property would make an ideal first time home, enjoying a cul-de-sac position leading off Denleigh Road, with rear access off Burrows Road, leading to the Rear Parking Space and Garage.

The property is conveniently placed off Bromley Lane near to the Tesco Express and both the Bromley Hills & Crestwood Schools, making it ideal for Families.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Kitchen with integrated appliances, rear Lounge/Dining Room with fireplace and Store (below stairs), Landing, 3 Bedrooms (Bedroom 2 with wardrobe and drawers and Bedrooms 3 fitted as a Study) and refitted Shower Room with white suite.

OVERALL, A PROPERTY WELL WORTH EARLY VIEWING - AVAILABLE WITH NO ONWARD CHAIN.

On the Ground Floor, there is a Reception Hall with part double glazed UPVC door having part obscure UPVC double glazed side screen, stairs to 1st Floor and recessed ceiling lights.

The Kitchen has a range of white gloss wall and base cupboards, worktops, sink and mixer tap, tiled walls, UPVC double glazed front window, Stoves built-in oven, Stoves gas hob with integrated cooker hood over, integrated Panasonic microwave, integrated Siemens fridge, integrated Bosch washing machine and recessed ceiling lights.

There is a Lounge/Dining Room, to the rear, having marble style mantel fireplace with hearth and inset fire, Store (below stairs), UPVC double glazed rear window with 2 top openers and UPVC double glazed patio door to Garden.

On the 1st Floor, there is a Landing having loft access (with a ladder), Cupboard (with gas central heating boiler) and doors to 3 Bedrooms and Shower Room.

Bedroom 1 has a UPVC double glazed rear window with 2 top openers and recessed ceiling lights. Bedroom 2 has a built-in double wardrobe with matching unit comprising cupboard and 10 drawers, UPVC double glazed window with 2 top openers and recessed ceiling lights. Bedroom 3/Study has 2 double maple style wall cupboards, maple style desk with cupboards and drawers, recess with shelving and UPVC double glazed rear window.

There is a refitted Shower Room having a white suite with corner shower cubicle having screen door, Heritage basin, WC, tiled walls, ladder radiator, obscure UPVC double glazed front window and recessed ceiling lights.

The Rear Garden is south west facing having a paved patio, side gate with path to front, lawn, 2 planting beds and with pathway leading to the rear Garage and gate to the rear Parking Space.

At the rear, there is a single Garage having up and over door, power point and strip light. There is an adjoining Parking Space.

At the front, there is a footpath approach from the head of the cul-de-sac and the property is set behind a lawn with small front hedge to part.

Tenure: Freehold.

Council Tax Band: B.

Construction: Brick with pitched roof. Services: All main services are connected.

Broadband/Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

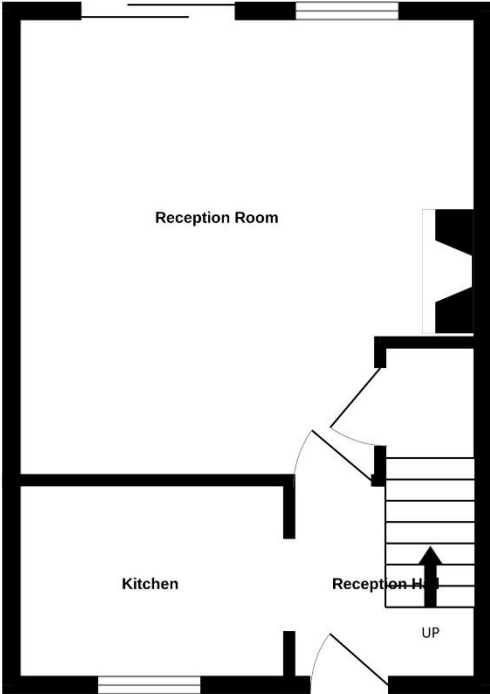




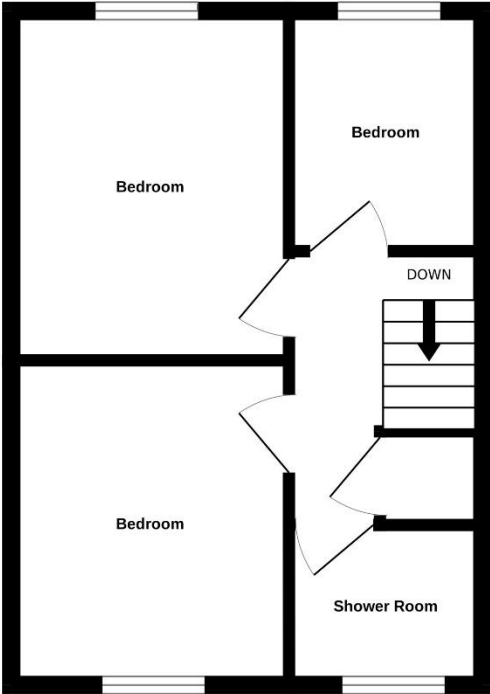


# FLOOR PLANS

Ground Floor



1st Floor



**Hall**

**Kitchen: 8'5" x 6'8"**  
(2.58m x 2.05m)

**Lounge/Dining Room: 15'6" max x 14'11" max**  
(4.75m x 4.55m)

**Landing**

**Bedroom 1: 12'3" x 8'9"**  
(3.75m x 2.68m)

**Bedroom 2: 10'1" x 8'9"**  
(3.08m x 2.68m)

**Bedroom 3: 9'3" x 6'**  
(2.82m x 1.83m)

**Shower Room: 5'10" x 5'5"**  
(1.79m x 1.65m)

**Garage: 15'4" x 7'11"**  
(4.68m x 2.42m)

Measurements are approximate. Not to scale. Illustrative purposes only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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](http://www.leeshaw.com)







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