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**42 Veronica Road**  
Kingswinford

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42 Veronica Road, Kingswinford, DY6 8SN

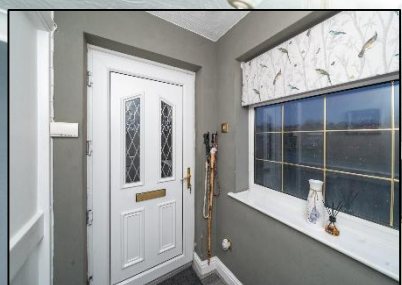
This well presented 3 bedroom Semi-Detached family home, offers spacious living accommodation to the ground floor, 3 good sized Bedrooms and a large driveway with a detached single Garage to the rear. Early viewing is highly recommended!

Veronica Road is located in a popular cul-de-sac on the 'Crestwood Park' development leading off Bromley Lane and is well placed for amenities, close to a number of good primary and secondary schools and public transport links on the doorstep.

With gas central heating, UPVC double glazing and accommodation comprising; Entrance Hall, Lounge, Dining Area, Kitchen, Landing, 3 Bedrooms, Bathroom, single Garage and rear Garden.

A QUALITY, WELL APPOINTED FAMILY HOME LOCATED IN A POPULAR ADDRESS!

On the ground floor, the UPVC front door leads into the Entrance Hall which has a further door leading into the Lounge.



The spacious Lounge features a bay window to the front, with stairs to first floor landing and a useful understairs storage cupboard. An archway leads seamlessly through to the Dining Area, which has sliding patio doors opening onto the rear Garden and a door providing access to the Kitchen.

The Kitchen is fitted with a range of 'Shaker' style wall and base cupboards with laminate worktops, splashback tiles, inset sink and drainer, space for appliances and door leading out to the rear Garden.

To the first floor, the Landing has loft access, airing cupboard and doors to;

There are three well proportioned Bedrooms, of which Bedrooms 1 and 2 benefit from built in wardrobes. The Family Bathroom is fitted with a white suite comprising; wc, pedestal sink, bath with waterfall showerhead over, vertical radiator and tiled walls.

Externally, the beautifully landscaped rear Garden offers a paved patio area with charming grey wooden picket fencing leading onto a well kept lawn. There is generous block paved side access with a gate to the front. The property also benefits from a detached single Garage, having an up-and-over door, fitted shelving, space for appliances, power and lighting.

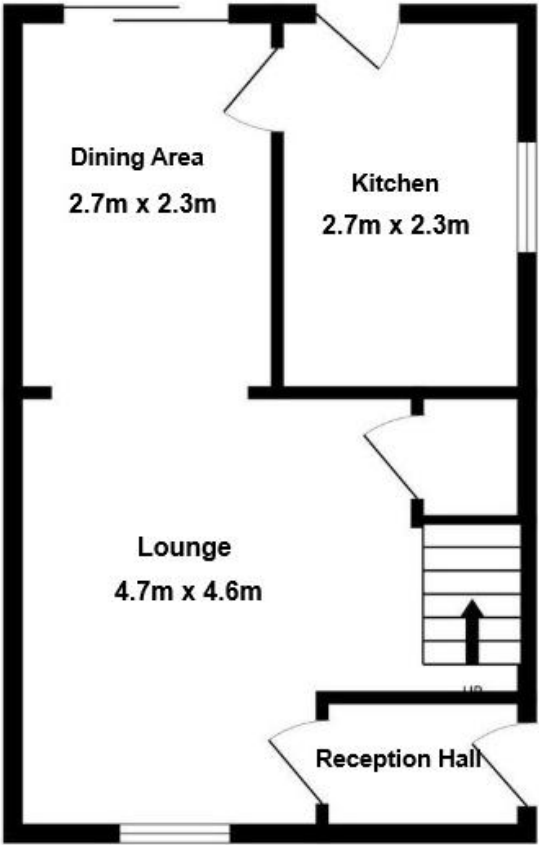
To the front, there is block paved driveway with ample off road parking.



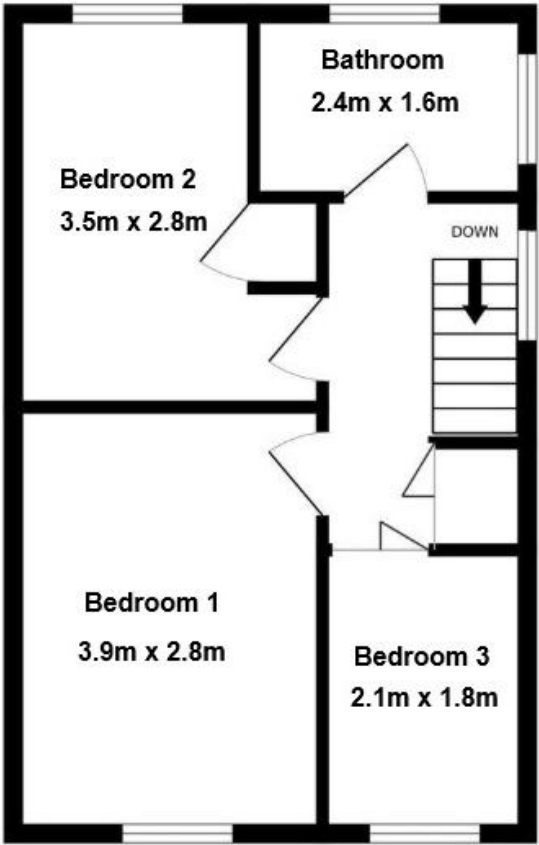
# FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025

Tenure: Leasehold. The current vendor is purchasing the Freehold upon completion. Council Tax Band: B

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



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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)





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

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### **SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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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](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.