



The
LEE, SHAW
Partnership

33 Standhills Road
Kingswinford DY6 8DW



Ideal first time home

This much improved, 2 Bedroom Semi-detached property would make an ideal first time home or downsize opportunity, being well presented throughout where internal inspection is essential to fully appreciate.

Standhills Road is well placed for amenities in Kingswinford with its range of shopping facilities, Lidl, Aldi & Morrisons Supermarkets, and popular schools.

With gas central heating and comprising: Entrance Hall, Kitchen, Side Utility & Rear Lobby, Combined Lounge & Dining Room, Landing, 2 Double Bedrooms and modern Bathroom. The property is further enhanced by off road Driveway Parking and good size Rear Garden.

OVERALL, A PROPERTY IN A CONVENIENT LOCATION, UPDATED & WELL PRESENTED. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is an Entrance Hall with composite double glazed front door, meter cupboard, obscure UPVC double glazed side window, stairs to 1st Floor, radiator and door to:

Refitted Kitchen having a range of grey wall and base cupboards, worktops, tiled splash backs, built in oven, gas hob with cookerhood over, sink with hot and cold tap, UPVC double glazed rear window, doorway to Lounge/Dining Room and door to Utility.

There is a combined Lounge/Dining Room with the Dining Area, to the rear, having UPVC double glazed window, radiator and wide opening to Lounge Area, to the front, having UPVC double glazed window and radiator.

The Utility Room has a worktop with sink and hot and cold tap, base cupboard below, tiled splash back, appliance spaces, double wall cupboard, obscure UPVC double glazed front window, part double glazed composite door to front and part glazed door to:

Rear Lobby having side and rear single glazed timber window, part single glazed timber door to Garden and door to Store.





Updated & improved

On the 1st Floor, there is a Landing having obscure UPVC double glazed side window, loft access and doors to:

Bedroom 1 having 2 UPVC double glazed windows, radiator, Cupboard (with Ideal gas central heating boiler) and Store.

Bedroom 2 with UPVC double glazed window and radiator.

There is a modern Bathroom having a white suite with bath having Triton shower over and tiled surround, pedestal basin with tiled splash back, WC, obscure UPVC double glazed side window, radiator and tiled floor.

The Rear Garden has a paved patio, good size lawn, left side pathway and rear paved area.

At the front, there is a tarmac driveway, having block edging with retaining wall and steps and paved area to the front entrance.

Tenure: Freehold.

Construction: brick with a pitched tiled roof and flat roof **Services:** mains water, electricity, drainage and gas are connected to the property.

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.

Council Tax Band A.





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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 www.leeshaw.com/downloads/referral-fees.pdf



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Hall

Kitchen:
12'5" x 6'3" (3.82m x 1.92m)

Lounge/Dining Room
Dining Area: 10' x 9'10" (3.05 x 3.02)
Lounge Area: 10'6" x 9'1" (3.21m x 2.77m)

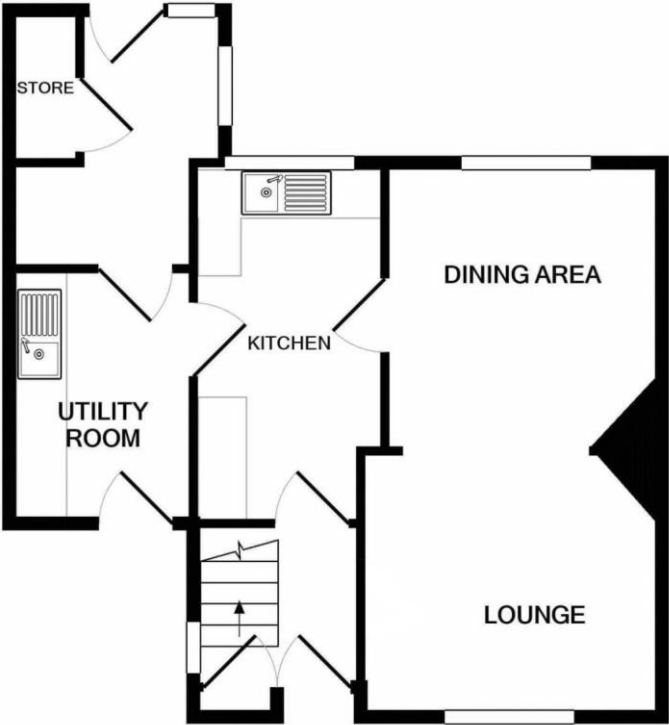
Utility:
7'7" x 6'6" (2.31m x 2m)

Landing

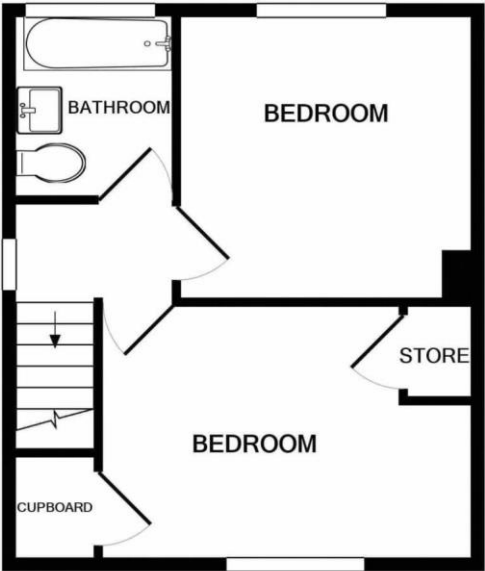
Bedroom 1:
13'8" x 9'1" (4.16m x 2.77m)

Bedroom 2:
10'9" x 10' (3.29m x 3.05m)

Bathroom:
5'11" x 5'7" (1.81m x 1.72m)



GROUND FLOOR



1ST FLOOR

FLOOR
PLANS

STANDHILLS RD, DY6 8DW
Measurements are approximate. Not to scale. Illustrative purposes only
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The **LEE, SHAW** Partnership

VALUE. SELL. LET.

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, 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 nonrefundable 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.