



The
LEE, SHAW
Partnership

22 Rangeways Road
Kingswinford



STYLISH AND COMFORTABLE LIVING

This beautifully presented three-bedroom semi-detached family home offers stylish and comfortable living accommodation, perfectly suited for modern family life. The property boasts a contemporary fitted Kitchen, along with a separate Utility Room that adds valuable additional space. To the rear, a Conservatory creates a versatile space that can be enjoyed all year round – ideal for relaxing, dining and entertaining! Well maintained and ready to move into, this impressive home truly deserves to be seen to be fully appreciated!

Rangeways Road leads off Bromley Lane at this much sought after Kingswinford location, being well placed for amenities, good primary and secondary schools, local transport links and convenient for Kingswinford Village.

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

A QUALITY, WELL APPOINTED FAMILY HOME LOCATED IN A SOUGHT AFTER ADDRESS! INTERNAL INSPECTION ADVISED.





MODERN KITCHEN

On the ground floor, the UPVC front door leads into the Entrance Hall which has stairs to first floor, storage cupboard and a door leading into the Lounge.

The Lounge is located at the front and features a UPVC double glazed bow window and entrance into the Dining Room. The Dining Room has sliding patio doors leading into the Conservatory and a door leading into the Kitchen.

The Conservatory is UPVC double glazed has French doors to rear Garden and ceiling fan light.

The modern Kitchen is fitted with a range of 'Shaker' style wall and base cupboards with worktops and upstands, inset sink and drainer, gas hob with extractor fan above, oven and grill, built in dishwasher and fridge and 'Ideal' boiler concealed within a cupboard.

Off the Kitchen, is a useful Utility Room which is fitted with worktops, wall and base cupboards and space for appliances. Further to this, there is a door leading into the Garage and rear Garden.





3 WELL PROPORTIONED BEDROOMS

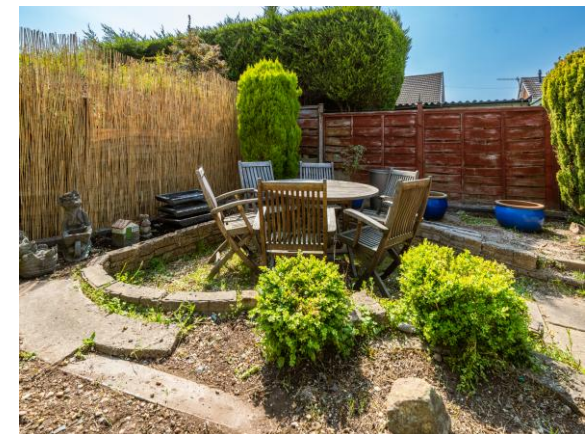
To the first floor, the Landing has loft access, airing cupboard and doors to;

There are three well proportioned Bedrooms, of which Bedroom 2 benefits from built in wardrobes. The stylish Family Bathroom comprises white suite of; wc with concealed unit, hand wash basin with storage below, bath having waterfall shower head over, vertical radiator, tiled walls and spotlights.

Externally, the property benefits from an easy maintenance, private and south west facing rear Garden with paved patio. Throughout the Garden there are mature shrubs, outside water tap and shed.

The Garage has an up and over door, power points and lighting.

To the front, there is a driveway providing off road parking and lawn to the side.





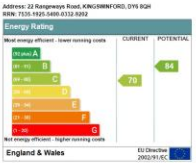
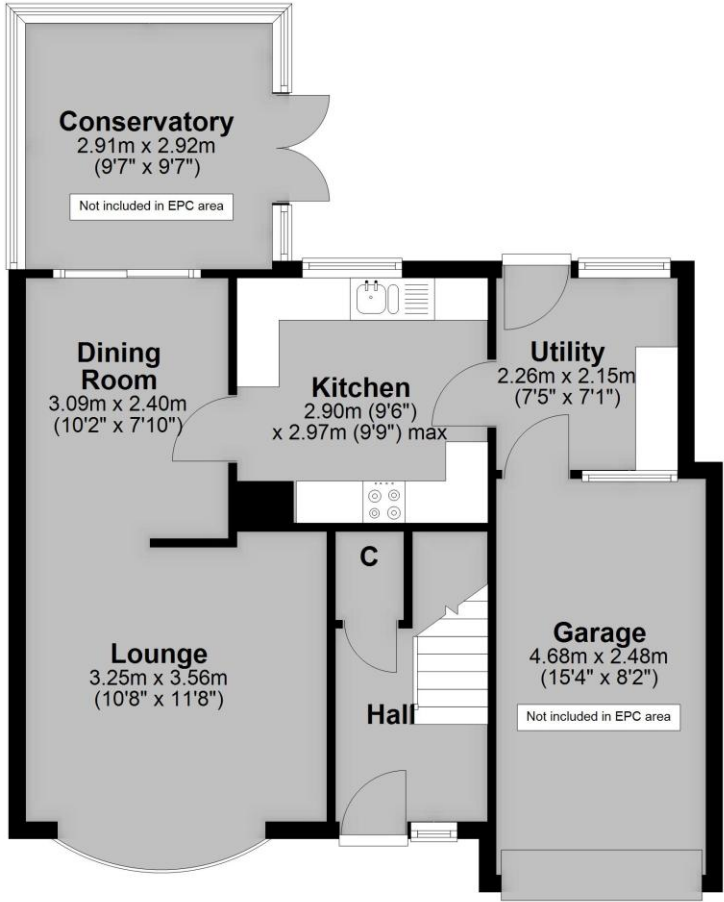
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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



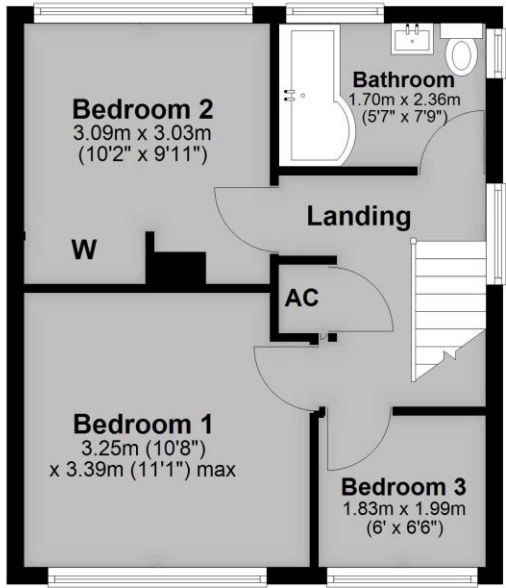
Ground Floor

Approx. 61.7 sq. metres (663.9 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 97.1 sq. metres (1045.7 sq. feet)

FLOOR PLANS

Tenure: Freehold. 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: C

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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.