



**RICS**

the mark of  
property  
professionalism  
worldwide



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**Rangeways Road**  
Kingswinford

16 Rangeways Road, Kingswinford DY6 8QH

AN OPPORTUNITY FOR MODERNISATION AND IMPROVEMENT.

This 3 Bedroom Semi-detached property is ideal for those wanting a project for updating, ready and waiting to be transformed and is available with no onward chain.

Rangeways Road leads off Bromley Lane and is well placed for local shops including Tesco Express and both the Bromley Hills & Crestwood Schools, making it ideal for Families.

With gas central heating and comprising: Reception Hall, Lounge, Dining Room, Kitchen, Utility, Landing, 3 Bedrooms, Bathroom, Separate Toilet & Garage. There is a Driveway, to the front, providing off road parking and Rear Garden.

OVERALL, A PROPERTY PRICED TO REFLECT ITS CONDITION WITH MUCH POTENTIAL. VIEWING IS RECOMMENDED.

On the Ground Floor, there is a Hall with timber front door having obscure single glazed timber side screen, radiator, stairs to 1st Floor, open Cupboard and glazed door to Lounge.

The Lounge has a front UPVC double glazed window, radiator, laminate floor, gas fire (not working) and archway to rear Dining Room having aluminium double glazed patio door to Garden, laminate floor, radiator, glazed screen and door Kitchen.

The Kitchen has wall and base cupboards, worktops, sink, UPVC double glazed rear window and Worcester gas central heating boiler.

A glazed door gives access to the Utility Room having single glazed timber window to rear, side timber single glazed fixed window, obscure single glazed timber door to Garden and door to Garage.

The Garage has an up and over door and Store (below stairs).

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window, loft access, Store and doors to 3 Bedrooms, Bathroom and Toilet.

Bedroom 1 has a laminate floor, radiator, UPVC double glazed window, 2 double wardrobes with top cupboards and bridging 2 drawer dressing table.

Bedroom 2 & 3 both have UPVC double glazed window and radiator, with Bedroom3 having a single wardrobe with top cupboards.

There is a Bathroom having a white bath with Aquatronic shower over and side screen and tiled surround, basin, part tiling, obscure UPVC double glazed window and radiator. There is a separate Toilet with white WC and obscure UPVC double glazed side window.

The Rear Garden is west facing, having a paved patio, low wall and step to lawn, left side pathway and borders.

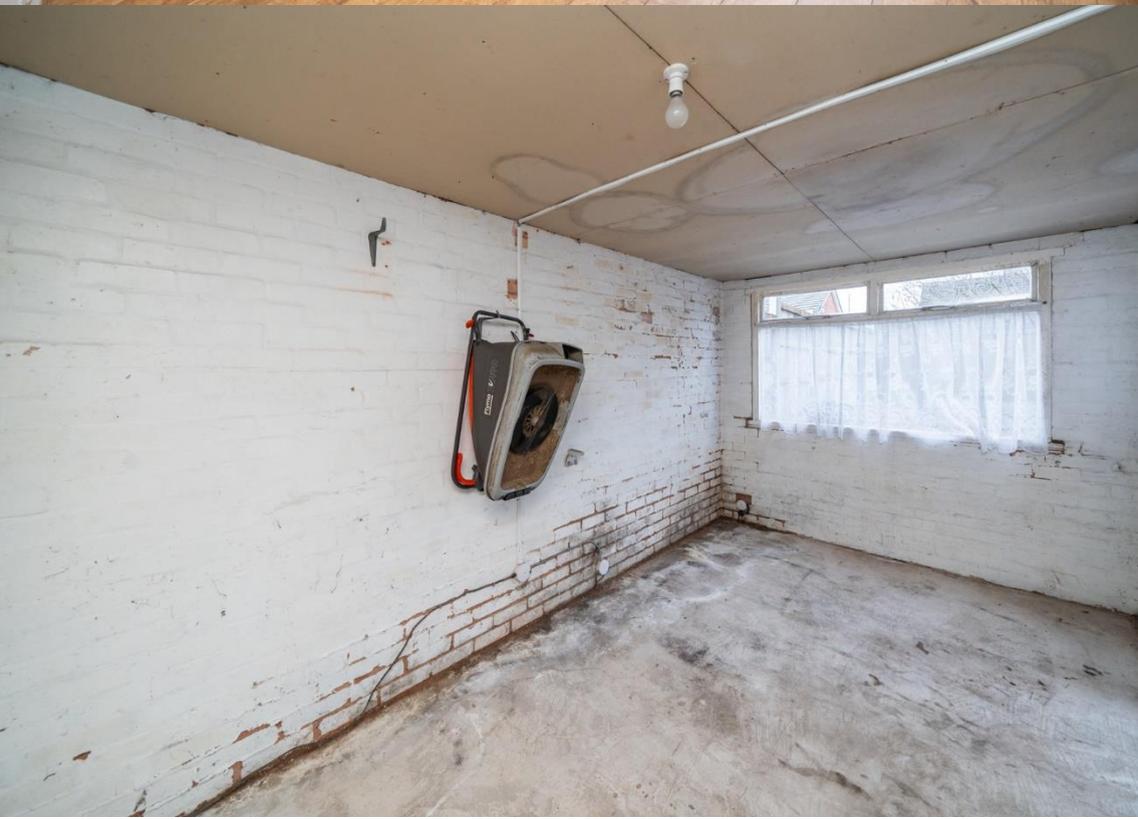
There is a Driveway to the front providing off-road parking.

**Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage). Council Tax Band B.**

The  
**LEE, SHAW**  
Partnership

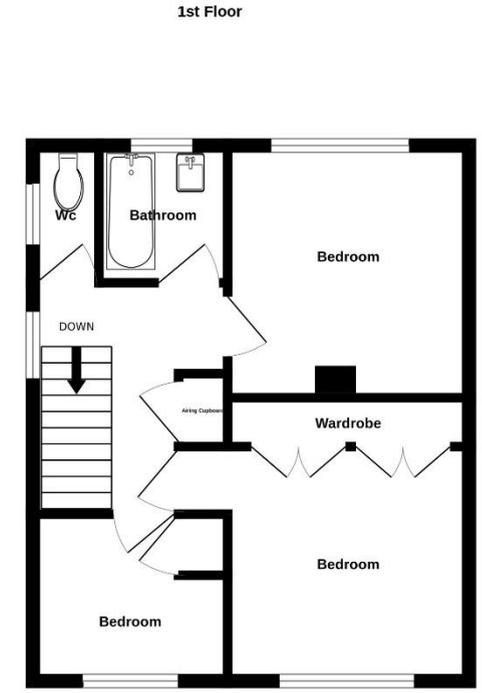
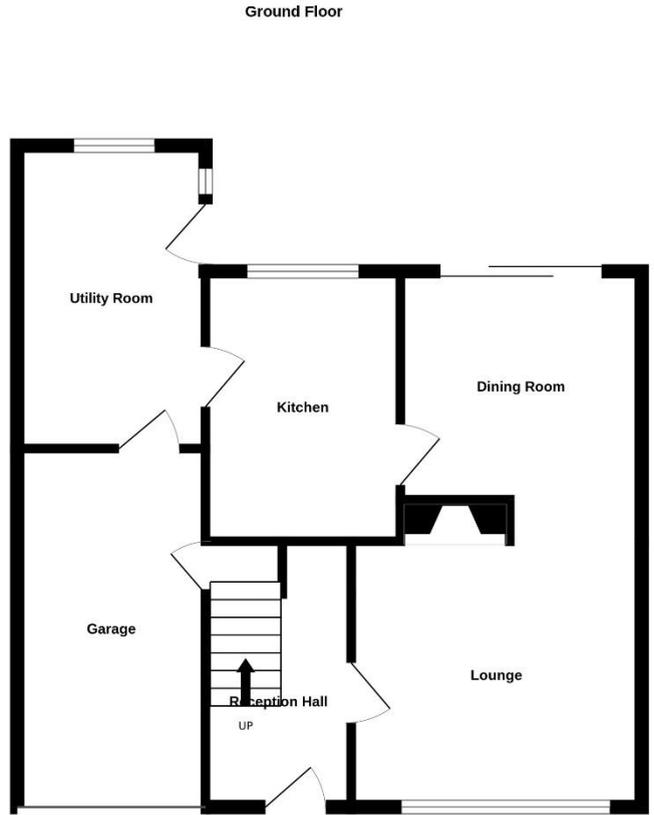
VALUE. SELL. LET.





# FLOOR PLANS

Reception Hall	
Lounge:	11'9" x 10'7" (3.56m x 3.24m)
Dining Room:	11'2" max x 9'11" (3.41m x 3.02m)
Kitchen:	10'2" x 7'10" (3.11m x 2.39m)
Utility:	14'4" x 7'11" (4.37m x 2.41m)
Landing	
Bedroom 1:	10'8" x 9'4" (3.25m x 2.86m)
Bedroom 2:	10'2" x 9'11" (3.11m x 3.02m)
Bedroom 3:	8'5" x 6' (2.58m x 1.83m)
Bathroom:	5'7" x 5'1" (1.72m x 1.55m)
Toilet:	5'7" x 2'6" (1.72m x 0.77m)
Garage:	15'7" x 8' (4.76m x 2.44m)



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		

Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2026



The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

**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>



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

The  
**LEE, SHAW**  
Partnership

VALUE. SELL. LET.

### SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

The Cross Offices, Summerhill  
Kingswinford, West Midlands DY6 9JE

Sales: (01384) 287622

kingswinford@leeshaw.com www.leeshaw.com

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 chehttps://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL\_008-Complaints-Policy.pdfcks, 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.