



£240,000 Guide Price

Wolverhampton Road, Kingswinford DY6 7HY

Town House | 3 Bedrooms | 2 Bathrooms

01384 884 950



www.thepropertypenguin.co.uk



Step Inside

Property Description

A lovely three bedroom end terraced townhouse offered with ****NO UPWARD CHAIN****

Main Particulars

The property is set well back from the Wolverhampton road and accessed via a large cotswold gravel driveway and with parking for several vehicles, this lovely home is ideal for the growing family. Within easy reach of Kingswinford and Wall Heath and inside the catchment of several reputable primary schools.

Briefly comprising of entrance hall leading to the downstairs bedroom and bathroom with jacuzzi bath and access to the conservatory and private rear garden.

To the first floor with open plan feel is the living room and kitchen with dining area.

Stairs off to the second floor and two bedrooms and modern bathroom suite.

Groundfloor

Bedroom/teenager suite: 4.85m x 2.6m max (15'10"x 8'6") with double glazed window to the front central heating radiator and central light. cupboard space for wardrobe or utility cupboard with plumbing for washing machine and further space for additional appliances

Bathroom: 2.15m x 2.34m max (6'11"x7'8") includes stylish fitted suite of jacuzzi style bath with mixer tap shower, low level WC and hand basin, chrome radiator. A double glazed window overlooks the rear garden and with spotlighted ceiling.

Rear Garden room/Conservatory: 4.10m x 2.65m max (13'4"x8'9") double glazed and with double opening doors to rear patio area and garden.

Stairs from the hallway lead to the first floor and the spacious living room 4.90m x 3.60m max (16'1" x 11'10") Solid wood floor two large double glazed windows Ensure the lounge is full of light and look out over the front approach. With central heating radiator and ceiling spotlights. Stairs rise to the second floor giving the room an open plan feel.

Kitchen Diner: 4.90m x 2.40m max (16'1" x 7'10") With ample range of country style cream base and wall units, wood floor and solid wood worktops to match. The Belfast sink and range master cooker add to the country style. With space for washing machine and tall fridge/freezer and dining table. Two double glazed windows and ceiling spotlights ensure this room has a bright and airy feel.

Second floor landing with double glazed window to the front and boiler cupboard leads to the two bedrooms and bathroom

Bedroom One: 3.42m x 2.96m max (11'2" x 9'9") overlooks the rear garden with double glazed window, central heating radiator and single pendulum light

Bedroom Two: 2.94m x 2.58m max (9'8" x 8'6") front facing with double glazed window, central heating radiator and single ceiling light.

Bathroom: with modern white suite of P shaped bath with mixer shower over and glass screen, low level WC, hand wash basin and chrome towel radiator. Laminate floor, ceiling spot lights and obscure double glazed window.

Outside: There is ample parking for several vehicles to the front and single garage with up and over door leading to the rear garden, which has a gravelled patio area, steps to the lawn and further raised patio area.



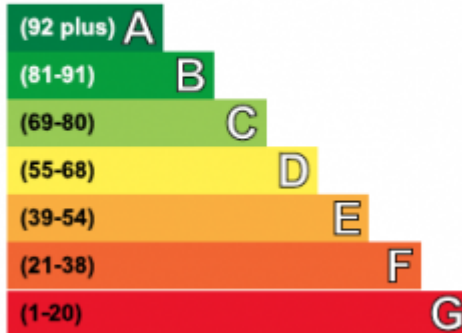


This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 12230887 Registered Office: , C/O Mint First Floor, Quay House, The Waterfront, Brierley Hill, West Midlands DY5 1XD

Energy Efficiency Rating

Very energy efficient • lower running costs



Not energy efficient • higher running costs

Current	Potential
55	84

Telephone: 01384 884 950



www.thepropertypenguin.co.uk