

AP MORGAN



Kingswinford Road, Dudley, West Midlands
Offers in the region of £220,000

Features:

- Three bedroom semi detached
- Far reaching views
- Lounge
- Kitchen/ Diner
- Sun Room
- Garage with car access to rear
- Shower Room
- Council Tax Band - B

Description:

Introducing this well-presented three-bedroom semi-detached home with far-reaching views over the surrounding area, a sunroom, and a garage with car access to the rear.

Located centrally for amenities and pharmacies, such as Russells Hall Hospital, and surrounded by scenic walks at nearby nature reserves. The area is also surrounded by well-regarded schools. Additionally, it is 1.8 miles from Merry Hill shopping centre, offering a variety of shops, restaurants, and entertainment options.

Inside, the layout comprises an entrance hall, a lounge with an electric fireplace, and a kitchen/diner with integrated appliances, under stairs storage, and access to the sunroom. Upstairs, there are three good-sized bedrooms, two of which are generous doubles. Completing the upstairs is a shower room with a corner shower cubicle.

Outside, the front of the property features a front lawn and side access to the rear garden. The rear garden has decking, perfect for outdoor seating, a lawn, and a garage.



Details:

Entrance Hall

Lounge 12'1" x 9'7" (3.68m x 2.92m)

Kitchen/ Diner 10'8" x 15'7" (3.25m x 4.75m)

Sun Room 5'1" x 7'10" (1.55m x 2.4m)

Garage 20'11" x 11'6" (6.38m x 3.5m)

First Floor Landing

Master Bedroom 10'9" x 10' (3.28m x 3.05m)

Bedroom Two 12'1" x 8'8" (3.68m x 2.64m)

Bedroom Three 7'7" x 6'4" (2.3m x 1.93m)

Shower Room 6'7" (max) x 5'1" (2m (max) x 1.55m)



EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

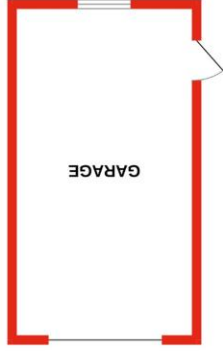
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

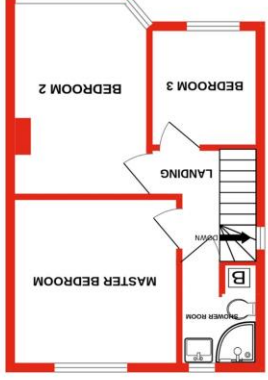
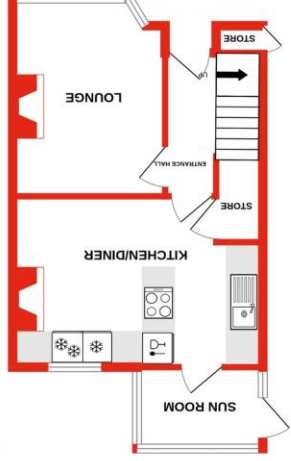
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR
607 sq. ft. (56.4 sq. m.) approx.



1ST FLOOR
348 sq. ft. (31.9 sq. m.) approx.

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While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given. Made with Metapix ©2024

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