

**AP MORGAN**



**Avondale Close, Kingswinford, West Midlands**  
Asking Price £230,000



**Features:**

- No onward chain
- Three bedroom semi detached
- Two reception rooms
- Conservatory
- Cul de sac location
- Spacious driveway
- Council Tax Band - C

**Description:**

\*\*\*No onward chain\*\*\*

Presenting this three-bedroom semi-detached home situated in a desirable close, featuring two reception rooms, a conservatory, and off-road parking for multiple vehicles.

Conveniently located with easy access to local schools, supermarkets, and King George VI Park. Only 1.2 miles from Kingswinford high street for local amenities, and 2.2 miles from Himley Hall and Park, offering countryside surroundings for popular walks.

Inside, the layout comprises an entrance hall with quarry tiles, kitchen, reception room, lounge/diner with a feature gas fireplace, and a conservatory. Upstairs, there are three good-sized bedrooms and a shower room with a corner shower cubicle.

Outside, to the front, there is a block-paved driveway with gated access to the rear, which features a low-maintenance lawn.





**Details:**

**Entrance Hall**

**Reception Room** 15'4" x 7'9" (max) (4.67m x 2.36m (max))

**Kitchen** 11'4" x 10'2" (3.45m x 3.1m)

**Lounge/ Diner** 10'6" x 18'1" (3.2m x 5.5m)

**Conservatory** 9'2" x 8'2" (2.8m x 2.5m)

**First Floor Landing**

**Master Bedroom** 13'4" x 8'10" (4.06m x 2.7m)

**Bedroom Two** 10'9" x 8'11" (3.28m x 2.72m)

**Bedroom Three** 10'5" x 8'11" (3.18m x 2.72m)

**Conservatory** 9'2" x 8'2" (2.8m x 2.5m)



**EPC Rating:** To be confirmed

**Council Tax Band:** C (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

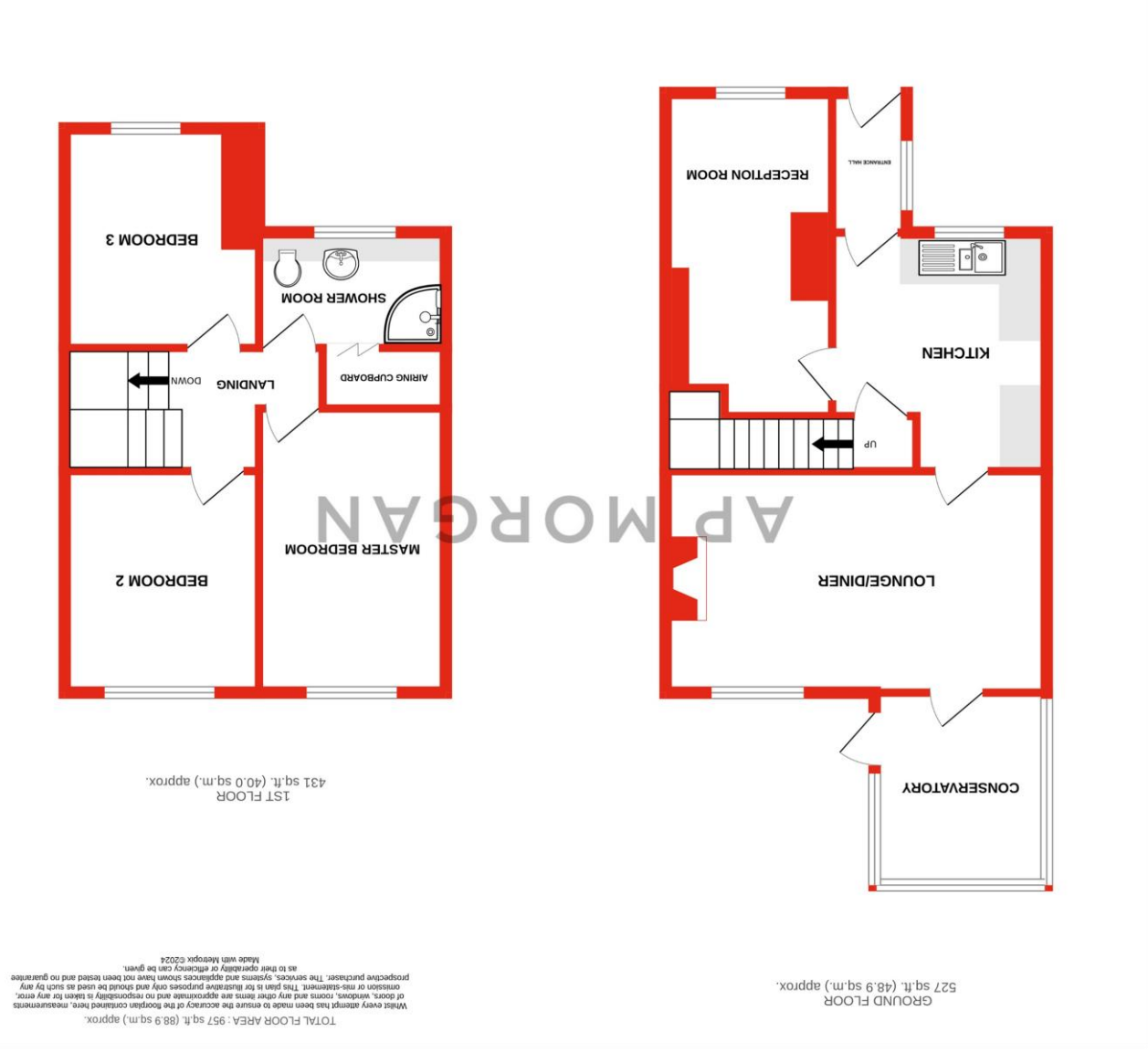
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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](http://cuberemovals.co.uk), to arrange a survey.



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