

**AP MORGAN**



**Cross Street, Wall Heath, Kingswinford**  
Asking Price £270,000



**Features:**

- Three double bedrooms
- Deceptively spacious
- Extended lounge/diner
- Fitted Kitchen
- Family shower room and downstairs W/C
- Garage
- Large Driveway
- Ideally located

**Description:**

This well-presented three bedroom semi-detached house is situated on Cross street in Wall Heath. This property is deceptively spacious and provides ample space, making it a fantastic family home. The property is ideally located offering ease of access to local schooling, shops and amenities.

The property is approached via a large driveway providing ample parking for multiple cars and is bordered by a low wall. The driveway leads to the front porch and separate garage.

Upon entering, the porch opens into an inviting entrance hall, providing access to the extended lounge/diner. The lounge/diner features a cozy log burner and sliding doors that open onto the rear garden. From the lounge/diner, you'll find the modern fitted kitchen, complete with sleek cabinetry and a built-in gas hob and oven. For added convenience, the kitchen also connects to a downstairs W/C and offers internal access to the garage.

Upstairs, the property boasts three generously sized double bedrooms, perfect for family living. The family shower room is stylishly appointed, featuring a walk-in shower for a touch of luxury.

Outside to the rear of the property is a well-maintained garden featuring a patio area and paved steps down to a lush lawn. A pathway guides you to a further patio at the end of the garden. A side gate provides convenient access to the rear garden from the front of the property.





**Details:**

**Porch**

**Entrance Hall**

**Lounge/Diner** 29'3" x 13'6" (8.92m x 4.11m) Both Max

**Kitchen** 15'4" x 7'11" (4.67m x 2.41m)

**W/C** 2'9" x 5'6" (0.84m x 1.68m)

**First floor landing**

**Bedroom 1** 11'11" x 10'7" (3.63m x 3.23m)

**Bedroom 2** 12'3" x 8'2" (3.73m x 2.5m)

**Bedroom 3** 7'11" x 16'2" (2.41m x 4.93m)

**Shower Room** 8'10" x 6'10" (2.7m x 2.08m)

**Garage** 16'5" x 8'2" (5m x 2.5m)



**EPC Rating:** C

**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.

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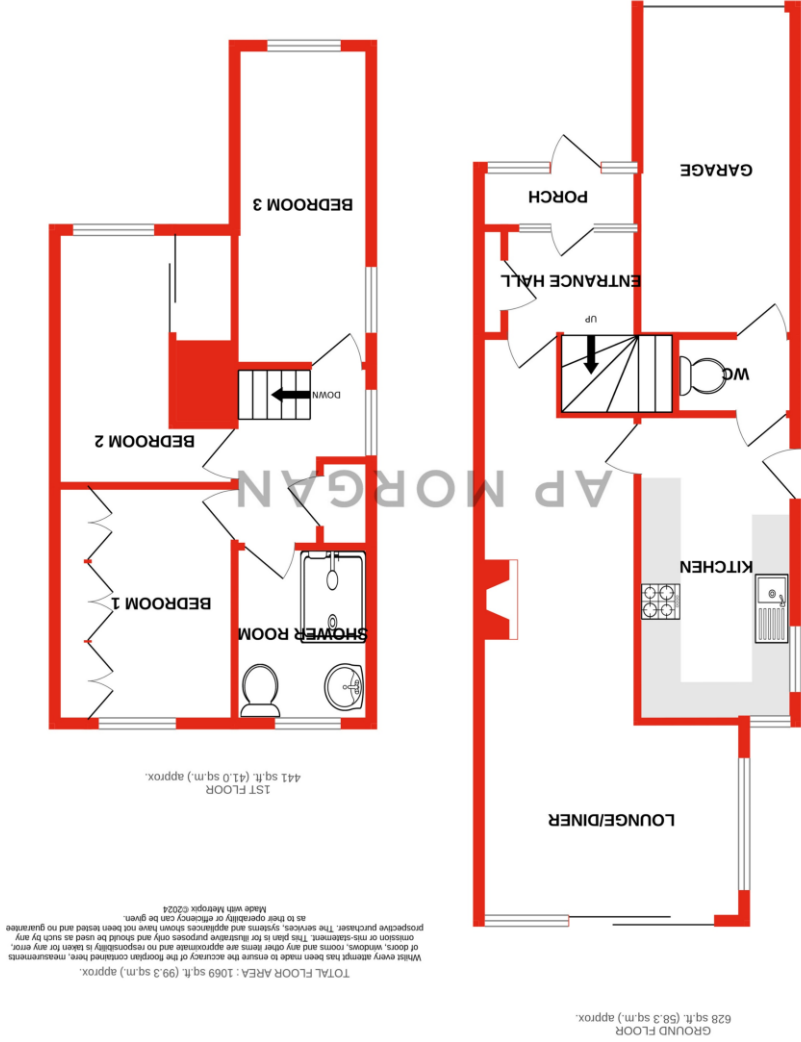
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