

AP MORGAN



Balfour Road, Kingswinford, West Midlands
Asking Price £325,000

Features:

- Unique property
- Corner plot
- Three bedrooms
- Two reception rooms and spacious conservatory
- Two bathrooms and a downstairs W/C
- Enclosed rear garden
- Separate garage

Description:

A fantastic opportunity to purchase this immaculately presented three-bedroom detached home in Kingswinford. Unique to the estate and occupying a corner position, the property has been designed to offer a spacious and versatile living space.

The property is approached via an attractive frontage with lush lawns bordering the home and a driveway offering ample off-road parking. The driveway leads to the front porch and separate garage.

Inside, the hallway provides access to all main living areas, including the lounge with a stunning entertainment wall, a kitchen with sleek fitted cabinetry, and a dining room with a walk-in bay window overlooking the front. A spacious conservatory spans the width of the property, featuring a log burner, french doors leading to the garden and internal access to the garage. A W/C completes the ground floor.

Upstairs, the property boasts three generously sized bedrooms, with the master benefiting from an en-suite shower room. The remaining rooms share a modern family bathroom.

To the rear, the well-maintained garden features a lawn and a patio area located at the side of the house, offering a fantastic space for outdoor furniture and entertaining. A side gate provides convenient access between the front and rear gardens.



Details:

Porch

Hallway

Lounge 13'11" x 12'10" (4.24m x 3.9m)

Kitchen 13'5" x 6'9" (4.1m x 2.06m)

Dining Room 11'8" x 8'5" (3.56m x 2.57m) Max into bay

Conservatory 20'6" x 12'9" (6.25m x 3.89m) Both Max

Garage 15'9" x 8'1" (4.8m x 2.46m)

W/C

First floor landing

Bedroom one 11'1" x 10' (3.38m x 3.05m)

Bedroom Two 12'4" x 9'10" (3.76m x 3m)

Bedroom Three 8'10" x 6'8" (2.7m x 2.03m)

Bathroom 7'2" x 6'4" (2.18m x 1.93m)

Ensuite shower room



EPC Rating: C

Council Tax Band: D (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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Need a mortgage?

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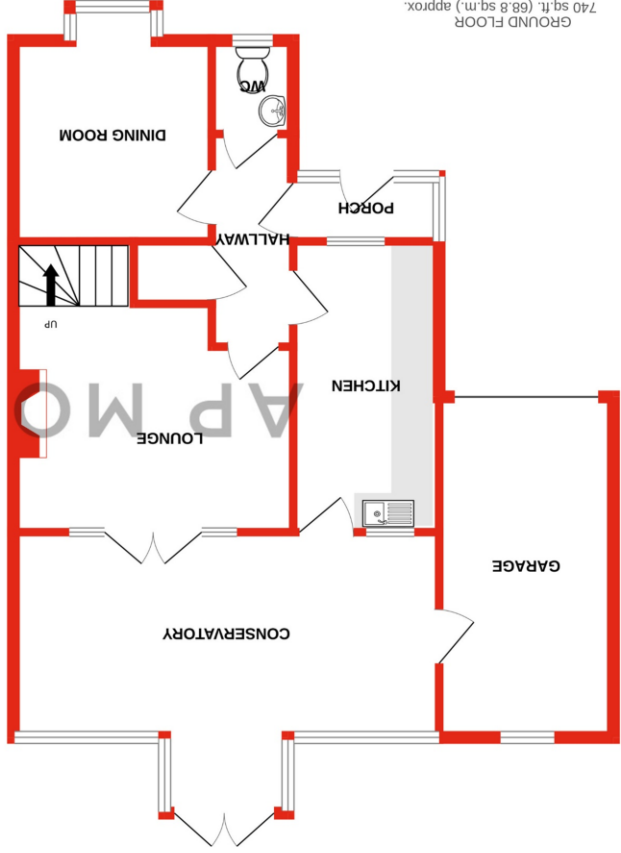
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