



Broad Street, Kingswinford
Offers in the Region Of £300,000

Features:

- End terrace
- Three bedrooms
- Extended modern kitchen/diner
- Front lounge & second reception room
- Cellar
- Family bathroom & downstairs W/C
- Landscaped rear garden & off-road parking
- EPC - TBC

Description:

A deceptively spacious and thoughtfully extended three bedroom end of terrace house. Situated in a popular location of Kingswinford. The property consists of a lounge with fireplace and opportunity to install a wood burner, second reception room with door to access the cellar, well extended kitchen diner offering integrated dishwasher, space for washing machine, tumble dryer and range style cooker as well as ample space for dining table and fridge freezer. A downstairs W/C is located off the kitchen and large French doors lead to the rear garden. The first floor accommodates a family bathroom, a bedroom one with fitted wardrobes and cupboard storage and a further well-sized bedroom two overlooking the garden. Stairs up to the third-floor loft conversion where the third bedroom is located also with integrated wardrobe space. The property also benefits from regularly service Worcester Bosch boiler, new front doors and windows fitted throughout. Outside the rear garden occupies a large patio area for garden furniture with a stone slab pathway leading around a well-maintained lawn. Further patio to the back of the garden offers space for shed storage. Side entry is available with access to the front and driveway. To the front an entrance gate opens to the front door. A driveway to the right allows parking for two cars and side access to the rear garden. The property is well placed nearby to good local primary and secondary schools as well as close to Kingswinford high street offering a multitude of local amenities and public transport links. Stourbridge town is within three miles offering further shopping, facilities, train and bus station.



Details:

Lounge

12' 9" max x 11' 3" (3.88m x 3.43m)

Reception room

10' 9" x 12' 9" (3.27m x 3.88m)

Kitchen/Diner

22' 7" x 15' 8" max (6.88m x 4.77m)

Cellar

11' 2" x 11' 5" (3.40m x 3.48m)

Bedroom 1

11' 3" max x 12' 9" (3.43m x 3.88m)

Bedroom 2

14' 6" x 9' 8" max (4.42m x 2.94m)

Family bathroom

10' 1" max x 6' 4" max (3.07m x 1.93m)

Bedroom 3

17' 4" max' x 12' 9" max (5.28m x 3.88m)

Shower Room

8' 8" x 5' 0" (2.64m x 1.52m)

EPC Rating:

Council Tax Band: (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. 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 01527 910 300, or visit their website for more information: www.morganfs.co.uk

Property to sell?

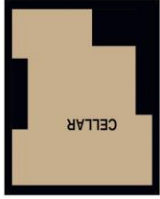
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

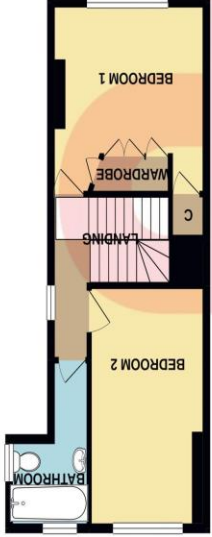
A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind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



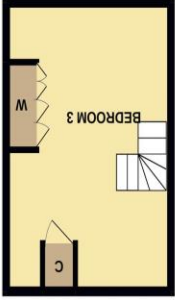
106 sq ft (9.9 sq m.) approx.



723 sq ft (67.2 sq m.) approx.



380 sq ft (35.3 sq m.) approx.



202 sq ft (20.5 sq m.) approx.

TOTAL FLOOR AREA: 1429 sq ft. (132.8 sq.m.) approx.

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

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