

81 Chelford Crescent, Kingswinford, DY6 8PA



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**Hicks Hadley**

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**\*\*PERFECT FAMILY HOME\*\* \*\*OFFERED WITH NO UPWARD CHAIN\*\* \*\*CALLING ALL INVESTORS 6% YIELD @£1250 PCM\*\* \*\*CUL DE SAC\*\* \*\*PRIVATE GARDEN\*\* \*\*MOVE IN READY\*\***

A well presented traditional 3 Bedroom Semi-Detached property, located at the head of a quiet and much sought after cul-de-sac. The well proportioned, traditional family home sits over two floors with the benefit of an integral garage. This well presented property has a low maintenance garden which backs onto the stunning forest of DINGLE WOOD. The property comprises a light and spacious entrance hallway, kitchen, lounge with access to a low maintenance private garden, on the first floor is the landing leading to three good sized bedrooms with bedroom one having bespoke fitted wardrobes and a family bathroom with ample cupboard space.  
EARLY VIEWING RECOMMENDED

**Hicks Hadley**

**Offers Over £245,000 - Freehold**



**Entrance Hallway 16'5" x 5'7" (5.00m x 1.70m)**  
Entrance hallway has a light and airy feel, The front door has two double glazing privacy panels either side allowing natural sunlight in. Gas central heating fitted to inside elevation wall, three spot lights fitted going through the hallway as well as two additional light fittings. Flooring to the porch area is tiled with the hallway having wooden effect flooring fitted.

**Kitchen 8'9" x 8'9" (2.67m x 2.67m)**  
Fitted kitchen comes with ample unit space and Fridge/Freezer space. Electric oven, hob and extractor fan with tiled splash back. Double glazing fitted to side elevation with access to the side of the property and external entrance to integral garage. One and a half bowl sink fitted with mixer tap and stainless steel bowl and drainer. Tiled flooring throughout kitchen area. Light fixture fitted to the ceiling.



**Reception Room 15'2" x 9'9" (4.62m x 2.97m)**  
The reception room is another part of the property which allows much natural sunlight with large sliding door leading to the rear garden. Gas central heating fitted to the side elevation wall. Electric feature fireplace, Light fixture fitted to ceiling with added dimmer switch and wall lights. TV point and internet port fitted to rear elevation lower wall. Wooden effect flooring fitted.

**Landing 9'3" x 6'3" "max (2.82m x 1.91m "max)**  
Access to bedroom one, two and three and family bathroom, large Storage cupboard fitted, Wooden paneling half height going up the stairs. light fixture fitted to ceiling.

**Bedroom One 15'2" x 9'9" (4.62m x 2.97m)**  
Front elevation double glazing fitted, Gas central heating fitted to front elevation. Bespoke fitted wardrobes with mirror panels fitted. Carpet throughout.

**Bedroom Two 8'5" x 10'0" (2.57m x 3.05m)**  
Gas central heating fitted to the side elevation, carpet fitted, Double glazing fitted to rear elevation.

**Bedroom Three 9'9" x 6'4" (2.97m x 1.93m)**  
Gas central heating fitted to side elevation, Three point light fixture fitted to ceiling, Double glazing fitted to rear elevation



**Bathroom 6'3" x 5'4" (1.91m x 1.63m)**  
Privacy glass double glazing fitted to the side elevation, Electric shower fitted over bath with fitted shower screen. Wall partially tiled. Vanity corner shelf fitted.



With up and over door and also access from the side of the property.

**Agents Notes**

COUNCIL TAX BAND B

We have been advised by the vendor there is Gas, Electric and water supply to the property. We have been advised the property is freehold, Please confirm details with your chosen solicitor. All main services are connected. Broadband/Mobile coverage- please check on link- <http://checker.ofcom.org.uk/en-gb/broadband-coverage> EPC:D

**Garage**

