



**RE/MAX**  
Prime Estates



## 14 Bobeche Place, Kingswinford, DY6 7LU

### Offers in excess of £310,000

Welcome to Bobeche Place, Kingswinford - a charming semi-detached house that offers the perfect blend of comfort and style. This delightful property boasts two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three bedrooms and three bathrooms, there is plenty of room for the whole family to enjoy.

Situated in a desirable location, this property offers convenience and tranquillity in equal measure. The two reception rooms provide versatile living spaces that can be adapted to suit your lifestyle, whether you prefer cosy nights in or hosting gatherings with friends and family.

The three bedrooms offer comfortable retreats, each designed to provide a peaceful sanctuary for rest and relaxation. With three bathrooms, morning routines will be a breeze, ensuring that everyone can start their day on the right foot.

Parking is always a breeze with space for two vehicles, making trips out or returning home a stress-free experience. Whether you're a growing family or a couple looking for a spacious home, this property has everything you need to create lasting memories.

Don't miss out on the opportunity to make Bobeche Place your new home - schedule a viewing today and discover the endless possibilities that await you in this lovely semi-detached house.

## Approach



With a dropped kerb to the front, tarmacadam driveway leading to the garage, paved pathway to the front door

## Entrance Hall

With a door leading from the front, stairs to the first floor, doors to various rooms and a central heating radiator

## Kitchen Diner 14'10" x 12'5" (4.53 x 3.80)



With a door leading from the entrance hall, fitted kitchen with a range of wall and base units with worktops, integrated appliances, hob with extractor above, sink with mixer tap, a double glazed patio door to the rear garden, a double glazed window to the rear and a central heating radiator

## WC



With a door leading from the entrance hall, WC and hand wash basin with a central heating radiator

## First Floor Landing

With stairs leading from the entrance hall, doors to various rooms and a central heating radiator

## Living Room 14'10" x 13'4" (4.53 x 4.08)



With a door leading from the first floor landing, "media wall" style fireplace, a double glazed window to the rear and a central heating radiator

## Second Floor Landing

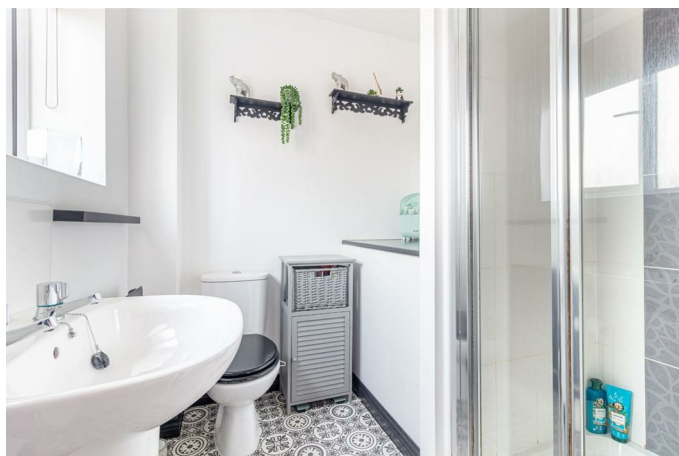
With stairs leading from the first floor landing, doors to various rooms and a central heating radiator

Master Bedroom 13'7" x 11'4" (4.16 x 3.47)



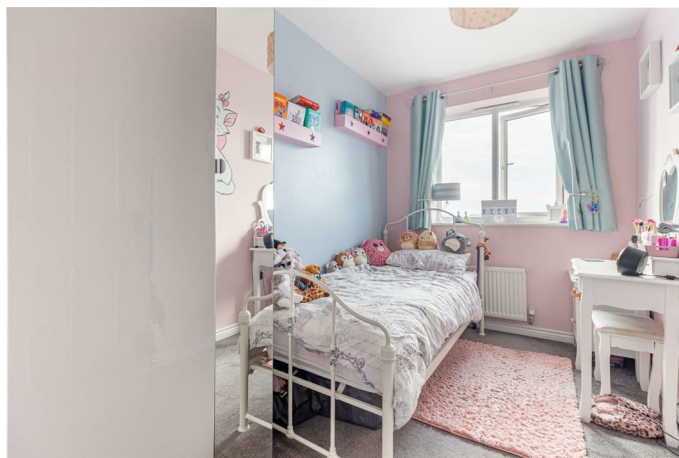
With a door leading from the second floor, a door leading to the en-suite, a double glazed window to the front and a central heating radiator

#### En-Suite



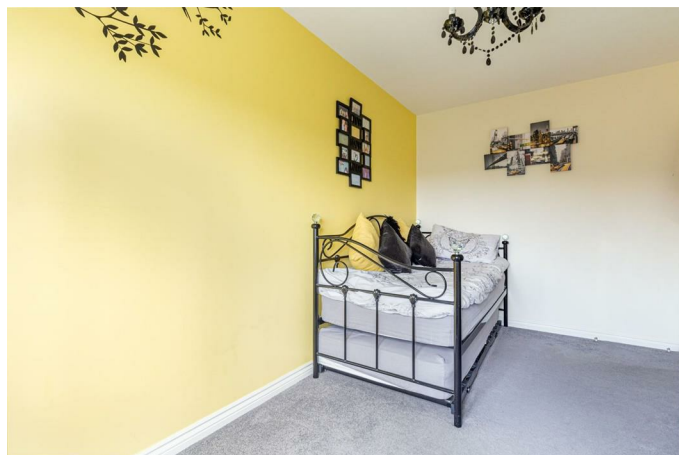
With a door leading from Bedroom One, WC, hand wash basin, a shower cubicle, double glazed window to the front and a central heating radiator

Bedroom Two 13'4" x 8'0" (4.07 x 2.46)



With a door leading from the second floor landing, a double glazed window to the rear and a central heating radiator

Bedroom Three 10'2" x 6'9" (3.12 x 2.08)



With a door leading from the second floor landing, a double glazed window to the rear and a central heating radiator

Bedroom Four 9'10" x 8'0" (3.00 x 2.46)



With a door leading from the first floor landing, a double glazed window to the front and a central heating radiator

#### Family Bathroom



With a door leading from the first floor landing, WC, hand wash basin and bath with a central heating radiator

### Garage 16'5" x 8'0" (5.02 x 2.46)

With a garage door to the front, electricity outlet points and a door leading to the entrance hall

### Garden



With a patio door leading from the kitchen diner, patio area to the front with artificial grass area beyond, side access gate and further patio area to the rear

### Money Laundering Regulation

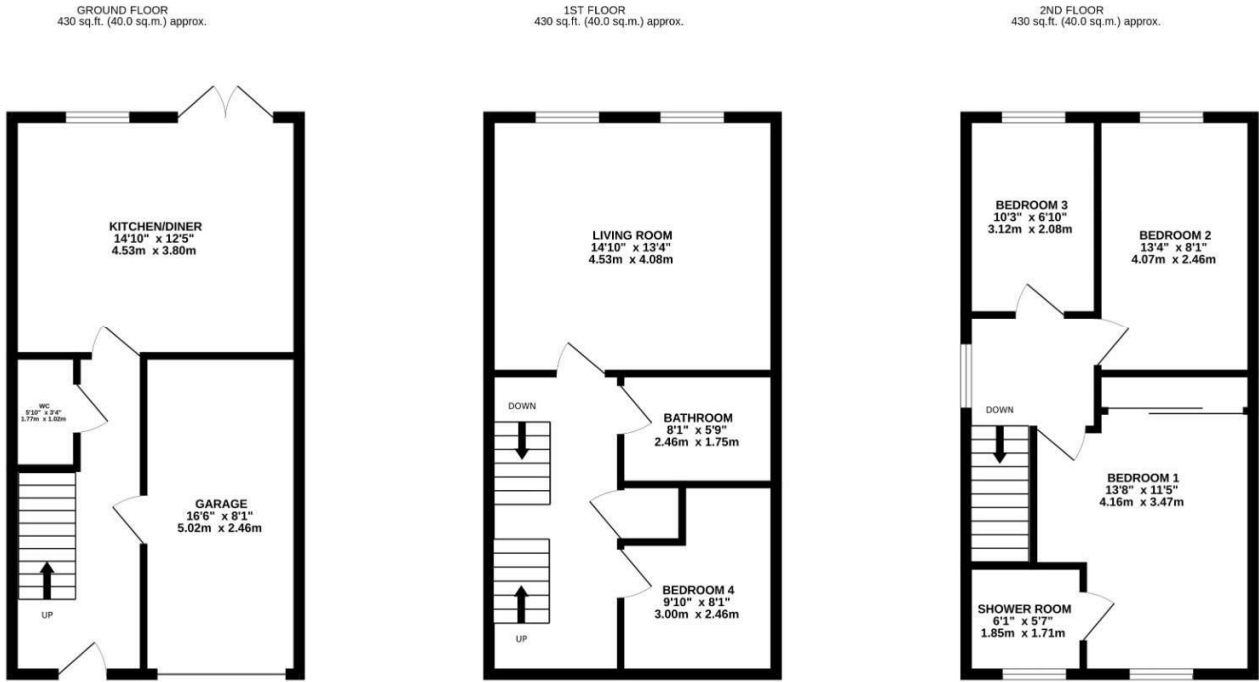
At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £36 including VAT per person will be applicable for this service.

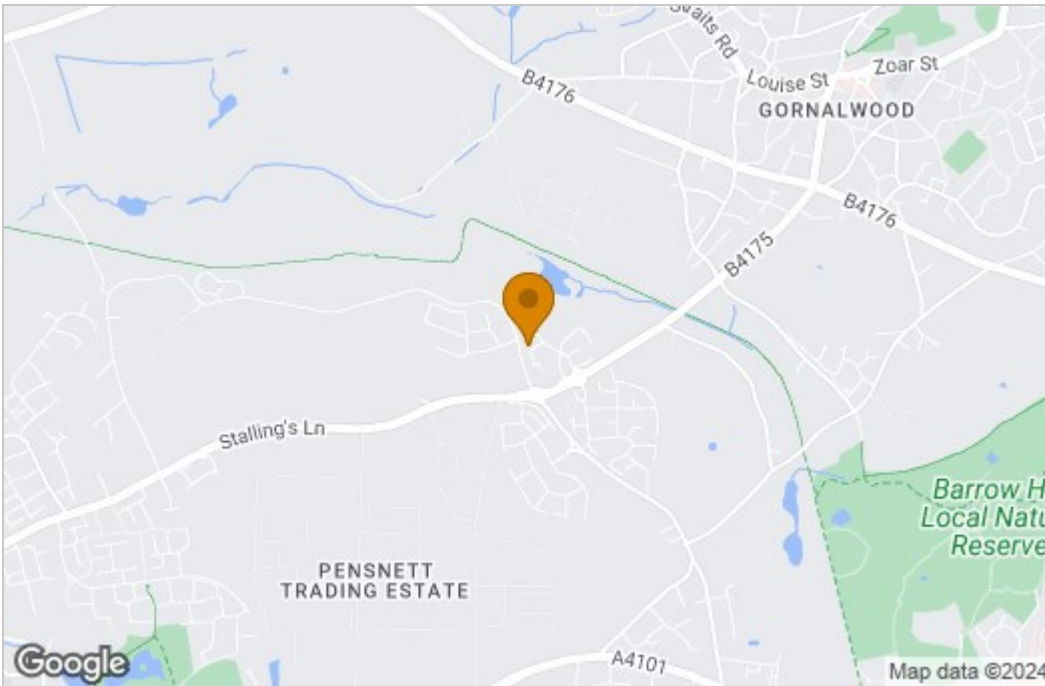
Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

# Floor Plan

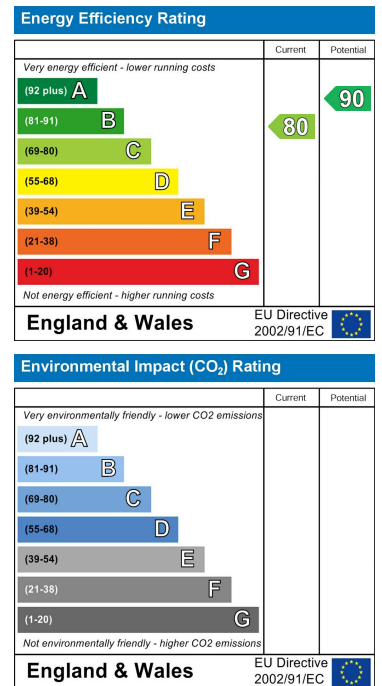


TOTAL FLOOR AREA: 1291 sq.ft. (119.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.