6 Coniston Drive, Kingswinford, DY6 9BZ

Offers in excess of £289,995

Located on Coniston Drive in Kingswinford, this charming semi-detached house built in 1965 offers a comfortable living space spanning 1,033 sq ft. The property boasts two reception rooms, ideal for entertaining guests or relaxing with family. The open plan kitchen diner provides a modern touch, perfect for culinary enthusiasts.

With three bedrooms on the first floor - two doubles and a single - along with an additional ground floor bedroom, there is ample space for a growing family or guests. The mature rear garden featuring a pond is a peaceful retreat, ideal for enjoying the outdoors.

Parking is made easy with space for multiple vehicles, ensuring convenience for homeowners.

Don't miss the opportunity to make this house your home in the heart of Kingswinford- Contact RE/MAX Prime Estates to arrange your viewing appointment.

Approach

With a dropped kerb leading to a spacious tarmacadam driveway, side access gate leading to the rear garden and a door leading to the entrance porch

Entrance Porch 2'11" x 5'11" (0.89 x 1.81)

With a door leading from the driveway, double glazed windows to the front and side and a UPVC door leading to the hallway

Entrance Hall

With a door leading from the entrance porch, stairs leading to the first floor and doors to various rooms

Living Room 10'9" x 11'5" (3.30 x 3.48)

With a door leading from the entrance hall, double doors leading to the kitchen diner, a wall mounted electric fire with decorative surround, a double glazed window to the front and a central heating radiator

Kitchen Diner 9'10" x 17'8" (3.01 x 5.41)

With a door leading from the entrance hall and living room, fitted with a range of wall and base units with worktops, integrated oven with gas hob and stainless steel extractor above, a sliding patio door leading to the conservatory, a door leading to under-stairs storage cupboard, double glazed window to the rear and a central heating radiator

Conservatory 9'11" x 9'3" (3.03 x 2.84)

With a sliding door leading from the kitchen, double glazed windows to three sides and a door leading to the rear garden

Utility 5'5" x 7'4" (1.66 x 2.24)

With a door leading from the garden, utility outlet points and the central heating boiler

Ground Floor Bedroom 11'4" x 6'9" (3.46 x 2.06)

With a door leading from the entrance hall, a double glazed window to the front and a central heating radiator

Landing

With stairs leading from the entrance hall, access to store cupboard, doors to various rooms, a double glazed window to the side and a central heating radiator

Bedroom 10'9" x 10'6" (3.29 x 3.22)

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

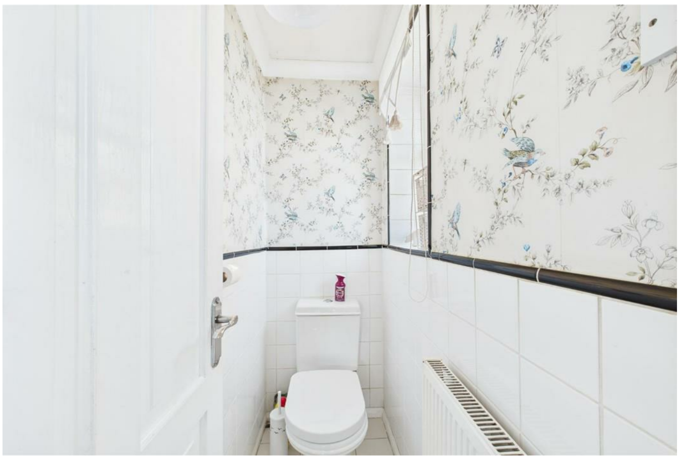
Bedroom 9'10" x 9'8" (3.01 x 2.95)

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

Bedroom 5'7" x 6'10" (1.72 x 2.10)

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

WC 5'6" x 2'7" (1.68 x 0.79)



With a door leading from the landing, half height tile surround, WC, a double glazed window to the side and a central heating radiator

Bathroom 5'5" x 4'11" (1.67 x 1.51)

With a door leading from the landing, full height tile surround, bath with shower over, hand wash basin, a double glazed window to the rear and a central heating radiator

Garden

With a door leading from the conservatory, patio area to the front with lawn beyond, shrub borders throughout, shed to the rear and a side access gate leading to the front

Money Laundering Regulation

Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.
To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT per individual over the age of 18 is charged to cover the cost of these checks.

Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

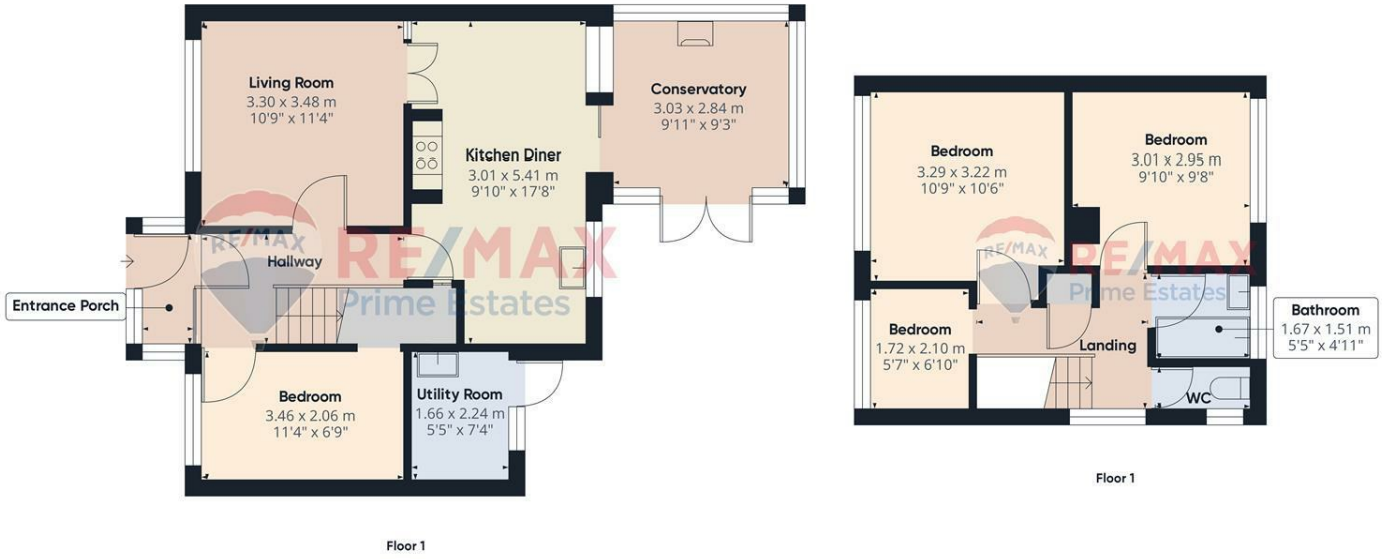
As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

Conveyancing Referrals:
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

Financial Services Referrals:
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

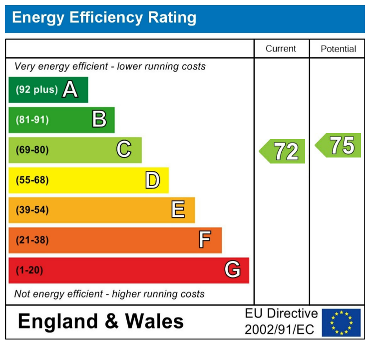
We are happy to provide further details on referral arrangements upon request.

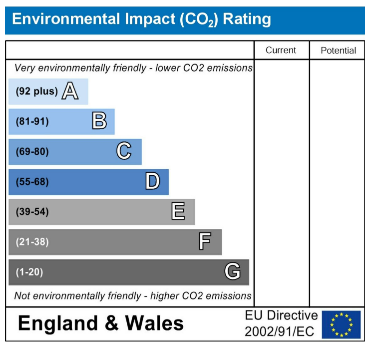
Floor Plan



Area Map

Energy Efficiency Graph





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