



RE/MAX
Prime Estates



33 Granville Drive, Kingswinford, DY6 8LH
£290,000

Being set on an imposing corner position on a popular Kingswinford address at the mouth of a cul-de-sac, this well appointed three bedroom family home briefly comprises; spacious driveway for multiple vehicles, entrance hall, living room, newly fitted kitchen with breakfast bar, two double bedrooms, additional third single room, pleasant family bathroom with corner bath, larger-than-expected garden and a garage.

The generous plot in which this property is situated could lend itself to further extensions and development (subject to planning consent) so we invite developers to view.

The location of this home sits within walking distance of some of Kingswinford's most highly sought after educational facilities including Crestwood High School, Bromley Hills Primary School and Brier Special Education School. The location also lends itself to transport links to Wolverhampton, Stourbridge, Merry Hill Shopping Centre and Russells Hall Hospital.

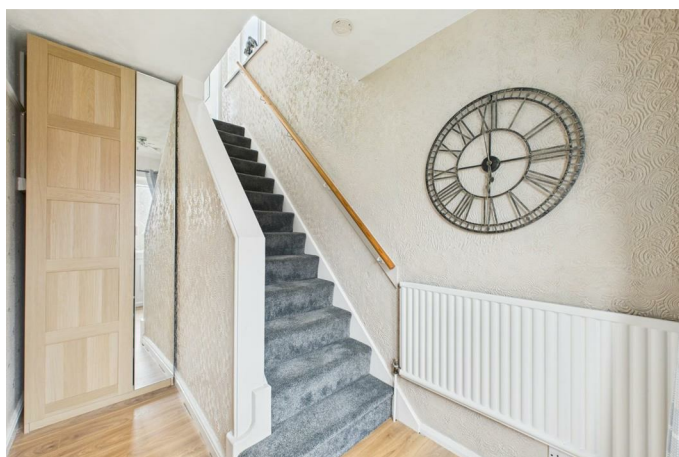
An early viewing appointment is strongly advised to appreciate the size and standard of property offered to the market.

Approach



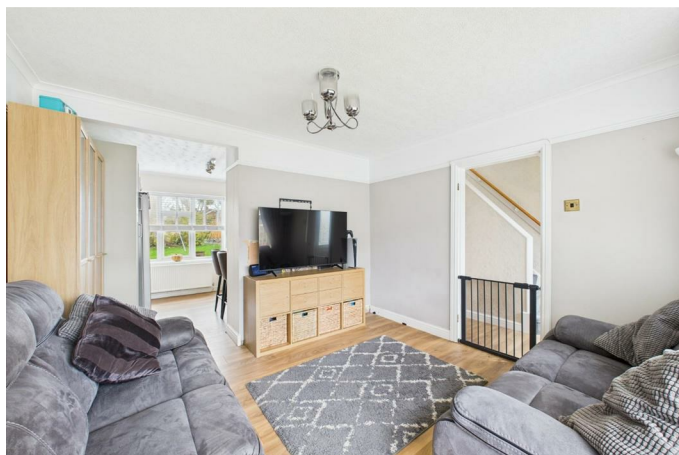
With a dropped kerb offering vehicular access to tarmacadam driveway, lawn to the side, a door offering access to the garage, a gate offering side access to the garden and a front door leading to;

Entrance Hall



With a door leading from the driveway, stairs to the first floor accommodation, a door leading to the living room and a central heating radiator

Living Room 11'3" x 10'9" (3.44 x 3.28)



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

Breakfast Kitchen 17'7" x 9'3" (5.37 x 2.83)

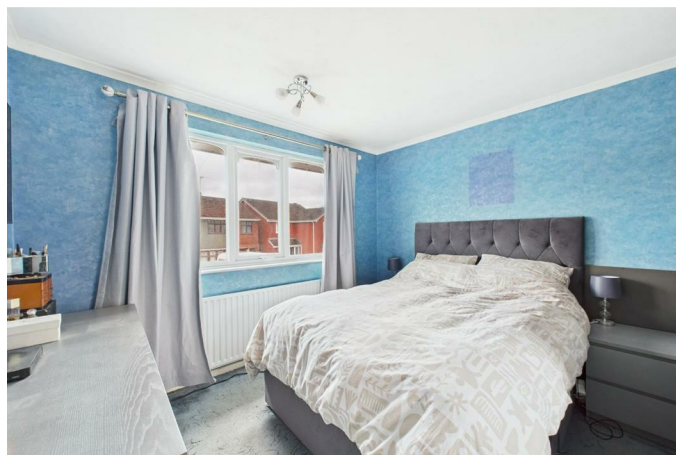


With an opening from the living room, fitted with a range of wall and base units with worktops, undermounted lighting to the wall units, LED plinth lights, integrated oven and hob with extractor above and tiled splashback, composite sink with mixer tap and drainer, breakfast peninsular, a door leading to the garage, double glazed windows to the rear and a central heating radiator

Landing

With stairs ascending from the entrance hall, a double glazed window to the side and a central heating radiator

Bedroom 10'7" x 10'8" (3.23 x 3.26)



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

Bedroom 9'6" x 9'9" (2.91 x 2.99)



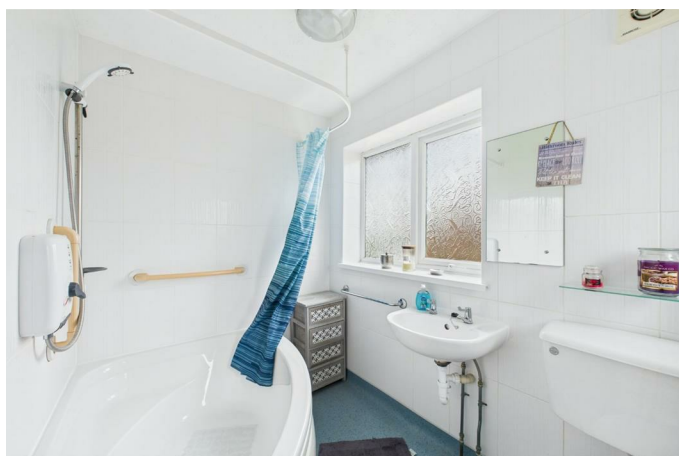
With a door leading from the landing, a central heating radiator and a double glazed window to the rear

Bedroom 6'10" x 5'11" (2.10 x 1.81)



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

Bathroom 7'8" x 5'5" (2.36 x 1.66)



With a door leading from the landing, WC, hand wash basin, corner bath with shower over, an obscured double glazed window to the rear and a central heating radiator

Garden



With a door leading from the garage, patio area to the front with lawn beyond, greenhouse to the rear and further side garden space with access gate to the front

Garage 8'9" x 19'9" (2.68 x 6.02)

With an up-and-over style garage door to the front, a door leading to the kitchen and a door leading to the garden

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 £60 including VAT per person will be applicable for this service.

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:

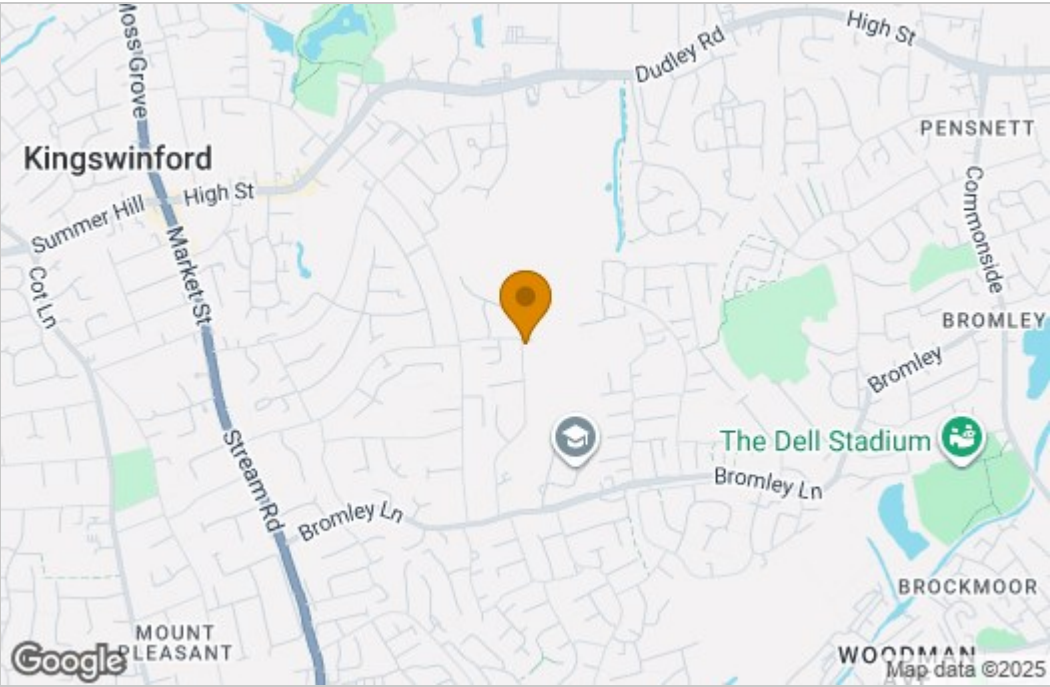
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with 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.

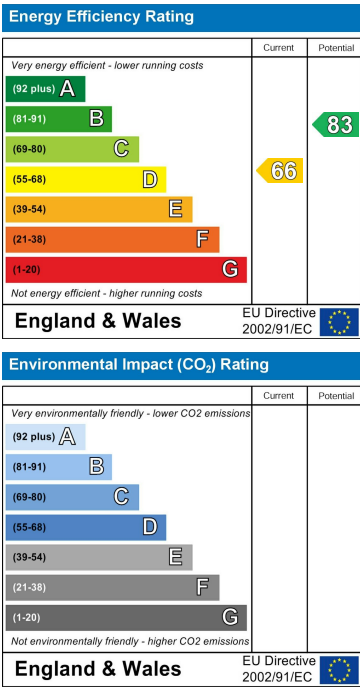
Floor Plan



Area Map



Energy Efficiency Graph



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.