



**Connells**

Flemish Gardens  
Kingswinford



# Flemish Gardens Kingswinford DY6 7NB

for sale  
**£280,000**



## Property Description

Connells is pleased to present this exceptional three-bedroom semi-detached family home, featuring two bathrooms and a convenient downstairs WC, situated in the sought-after 'Catesby View' modern development. With parking available for two vehicles at the front, this property is ideally located near local amenities, schools, and excellent public transport links. It represents a perfect opportunity for first-time buyers, offering move-in-ready living spaces that have been meticulously maintained by the current owner.

## Entrance Hall

Double glazed entrance door to the front elevation, central heating radiator, stairs to first floor accommodation, door to

## Lounge

14' 1" x 11' 11" ( 4.29m x 3.63m )

Double glazed window to the front elevation, central heating radiator.

## Kitchen Diner

15' 4" x 9' 2" ( 4.67m x 2.79m )

A fitted kitchen to comprise a range of wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, integrated oven & gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, cupboard housing central heating boiler, central heating radiator, tiled floor, double glazed window to the rear, double glazed french doors leading to the rear garden.

## Downstairs Cloakroom

Having low level w.c., wash hand basin, central heating radiator.

## First Floor

### Landing

Loft access, central heating radiator, doors to

### Master Bedroom

11' 7" x 11' 1" ( 3.53m x 3.38m )

Double glazed window to the front elevation, central heating radiator, door to en-suite.

### En-Suite

Shower cubicle, wash hand basin, low level w.c., central heating radiator.

### Bedroom Two

10' 9" x 8' 6" ( 3.28m x 2.59m )

Double glazed window to the rear elevation, central heating radiator.

### Bedroom Three

11' 7" x 6' 6" ( 3.53m x 1.98m )

Double glazed window to the rear elevation, central heating radiator.

### Bathroom

Suite to comprise bath with shower over, wash hand basin, low level w.c., extractor fan, central heating radiator.

## Outside

To the front of the property tarmac driveway giving off road parking for two cars. Rear garden having slabbed paved area leading to lawned area, gravel area to rear, gate giving side access.

### Agents Note

There is a Service Charge of approximately £145.90 per annum.

Under the terms of The Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a close associate of an employee of Connells Residential

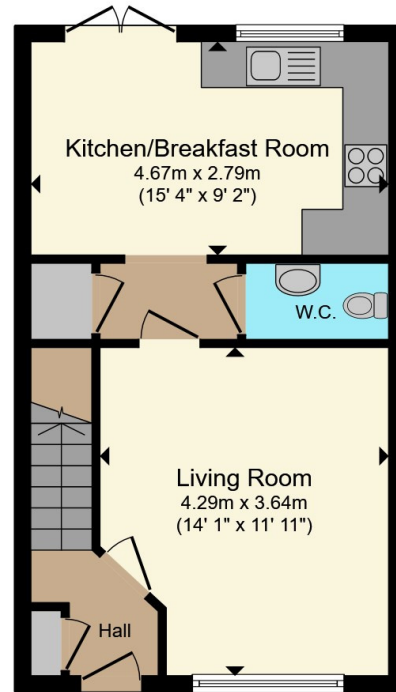




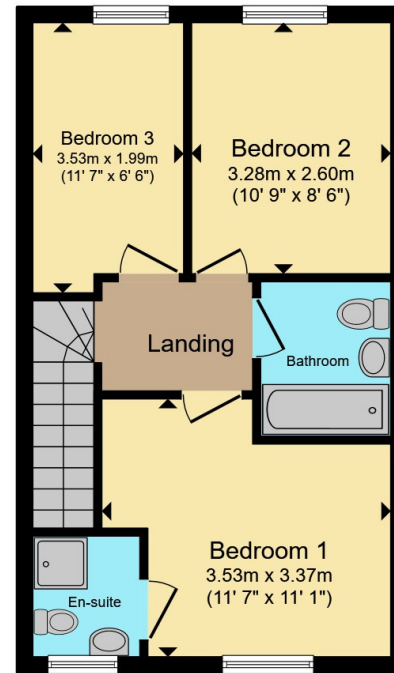








**Ground Floor**



**First Floor**

Total floor area 77.3 m<sup>2</sup> (832 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: B Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD314396](http://connells.co.uk/Property/DUD314396)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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