



Connells

Kingsford Nouveau
Kingswinford

Kingsford Nouveau Kingswinford DY6 8TH

for sale offers over
£325,000



Property Description

Nestled in a quiet cul-de-sac, this beautifully presented three-bedroom detached home offers the perfect blend of comfort, convenience and outdoor space. A standout feature is the stunning large rear garden. Inside the property boasts a spacious and well-lit living area, three generously sized bedrooms. The detached garage offers additional storage or potential home workshop.

Located just a short distance from highly regarded schools and local shops, this home is ideal for families looking to be close to local amenities.

EARLY VIEWING IS HIGHLY
RECOMMENDED!

To The Front

To the front is a shared access leading to the property and garage also providing off road parking, small block paved frontage and gated side access to the rear garden.

Entrance Hallway

Double glazed entrance door to the front elevation, wood effect flooring, radiator, stairs to first floor landing and doors to;

Downstairs Wc

Double glazed window to the front elevation and suite comprising; wash hand basin, wc and radiator.

Lounge

27' 10" x 13' 1" max narrowing to 7' 9" min (8.48m x 3.99m max narrowing to 2.36m min)
Double glazed window to the front elevation, feature fireplace with inset fire, wood effect flooring, radiator and double glazed patio doors to the rear elevation.

Kitchen

9' 9" x 8' 1" (2.97m x 2.46m)
Double glazed window to the rear elevation, a range of wall and base units with worksurfaces with inset sink/drain, electric oven, gas hob and cooker hood.

Utility Room

10' 1" x 7' (3.07m x 2.13m)
Double glazed window to the side and rear elevation, door to the rear elevation, base units with worksurface with inset stainless steel sink/drain.

Conservatory

13' 4" x 8' 1" (4.06m x 2.46m)
Double glazed conservatory with french doors leading out to the garden.

Landing

Double glazed window to the side elevation, loft access and doors to bedrooms and bathroom.

Bedroom One

13' 4" max x 9' 6" (4.06m max x 2.90m)
Double glazed window to the front elevation and radiator.

Bedroom Two

10' 6" max x 9' 7" (3.20m max x 2.92m)
Double glazed window to the rear elevation and radiator.

Bedroom Three

8' x 6' 5" (2.44m x 1.96m)
Double glazed window to the front elevation and radiator.

Bathroom

Double glazed window to the rear elevation, fully tiled with suite comprising; bath with shower over,

wash hand basin, wc and radiator rail.

Garage

17' 10" x 8' 7" (5.44m x 2.62m)

Up and over door, double glazed window and door to the side elevation, power and lights.

Workshop

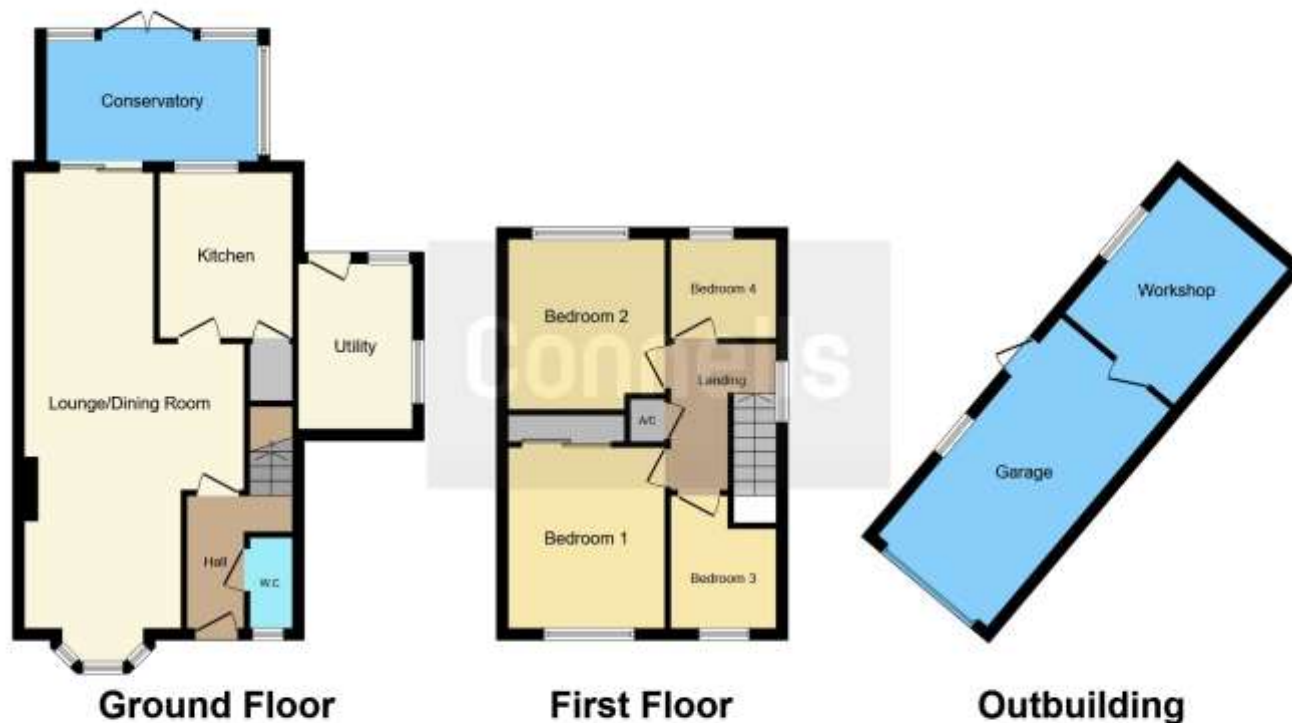
10' 11" x 8' 6" (3.33m x 2.59m)

Double glazed window to the side elevation and power and lights.

Rear Garden

Paved patio to the rear leading to the large lawn, side gate leading to the front.





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.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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