



Connells
CONNELLS.CO.UK 0204 576 616
FOR SALE

Connells

Balfour Road
Kingswinford



Property Description

A GORGEOUS 3 BEDROOM DETACHED PROPERTY LOCATED IN KINGSWINFORD, AN IDEAL LOCATION WITH SCHOOLS AND SHOPS NEARBY. THIS PROPERTY HAS BEEN FULLY MODERNISED AND IMPROVED BY THE CURRENT OCCUPIERS AND HAVE EXTENDED TO THE REAR WITH THE ADDITION OF A CONSERVATORY ALLOWING ANOTHER LARGE LIVING SPACE. Briefly comprising; a lounge and a kitchen that lead through to the conservatory, allowing access to the garage and rear garden. Also on the ground floor is a dining room with the potential/option to use as a 4th bedroom along with a downstairs WC. On the first floor you will find the family bathroom and 3 bedrooms of which the master bedroom contains an ensuite shower room.

To The Front

Lawn to the front of the property with tarmac driveway to the side elevation providing off road parking and inset pathway leading to the property.

Entrance Porch

Double glazed entrance porch with door and windows to the front and side elevation.

Entrance Hallway

Entrance door to the front elevation, stairs to first floor landing, understairs storage and doors to;

Lounge

13' 11" x 12' 10" (4.24m x 3.91m)
Double glazed french doors and window to the rear elevation, media wall and radiator.

Dining Room

11' 9" into bay x 8' 5" (3.58m into bay x 2.57m)
Double glazed bay window to the front elevation and radiator.

Kitchen

13' 5" x 6' 9" (4.09m x 2.06m)
Double glazed windows to the front and rear elevation, fitted kitchen with a range of wall and base units, worktops with inset stainless steel sink/drain, built in electric oven, hob and cooker hood, breakfast bar and cupboard housing boiler.

Conservatory

20' 6" x 12' 9" max narrowing to 9' 5" min (6.25m x 3.89m max narrowing to 2.87m min)
Double glazed conservatory with log burner and french doors overlooking the rear garden

Landing

Doors to bedrooms and family bathroom

Bedroom One

11' 1" x 10' (3.38m x 3.05m)

Double glazed window to the rear elevation and radiator.

Ensuite

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

Bedroom Two

12' 1" x 9' 9" (3.68m x 2.97m)

Double glazed window to the front elevation and radiator.

Bedroom Three

8' 10" x 6' 8" (2.69m x 2.03m)

Double glazed window to the rear elevation and radiator.

Family Bathroom

Double glazed window to the front elevation, with suite comprising; bath with shower over, wash hand basin, wc and extractor fan.

Garage

15' 9" x 8' 1" (4.80m x 2.46m)

Electric door leads into the garage with lights and power.

Rear Garden

To the rear of the property is a lawned area with paved patio to the side elevation.





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

To view this property please contact Connells on

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: C

view this property online connells.co.uk/Property/SBR312037

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBR312037 - 0004