



## 14 CAVENDISH CLOSE

KINGSWINFORD, DY6 9PR

£300,000  
FREEHOLD

Three bedroom semi-detached home situated in a sought after cul-de-sac in close proximity to Kingswinford Village. Available with No Onward Chain, the property has been recently refurbished throughout by the current owners and offers spacious accommodation comprising entrance hall, living room, dining kitchen, utility room, ground floor w.c, three bedrooms, family bathroom, garage and a driveway to the front.



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- NO ONWARD CHAIN • RECENTLY REFURBISHED THROUGHOUT • KITCHEN DINING ROOM • THREE BEDROOMS • UTILITY ROOM • GROUND FLOOR W.C • DRIVEWAY • ENCLOSED REAR GARDEN



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### APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned foregarden.

### ENTRANCE HALL

Under stairs cupboard and doors to the living room and dining kitchen.

### LIVING ROOM

Double glazed window to the front and radiator.

### DINING KITCHEN

Double glazed window to the rear, double glazed double doors to the rear garden, ceiling down lighters and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring hob above and space for various household appliances. A door provides access to the utility.

### UTILITY ROOM

Double glazed window to the side, radiator and space for various household appliances. Doors to the garage, ground floor w.c and rear garden.

### GROUND FLOOR W.C

Double glazed window to the rear, low level w.c and wash hand basin.

### FIRST FLOOR LANDING

Double glazed obscure window to the side, radiator, loft access hatch and doors to:

### **BEDROOM ONE**

Double glazed window to the front, radiator and built in storage cupboard.

### **BEDROOM TWO**

Double glazed window to the rear, radiator and built in wardrobe.

### **BEDROOM THREE**

Double glazed windows to the front and side, radiator and built in storage cupboard.

### **RE-FITTED FAMILY BATHROOM**

Double glazed obscure window to the rear, radiator, ceiling down lighters and a contemporary suite comprising close coupled w.c, wash hand basin with vanity unit beneath, wall mounted LED mirror and paneled bath with shower above.

### **REAR GARDEN**

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond. A side passageway provides access to the front.

### **PARKING**

Driveway to the front.

### **COUNCIL TAX**

Dudley Council - Tax Band C

### **TENURE Freehold**

The property is freehold.

### **SERVICES**

The agent understands that mains gas, electricity, water and drainage are available.

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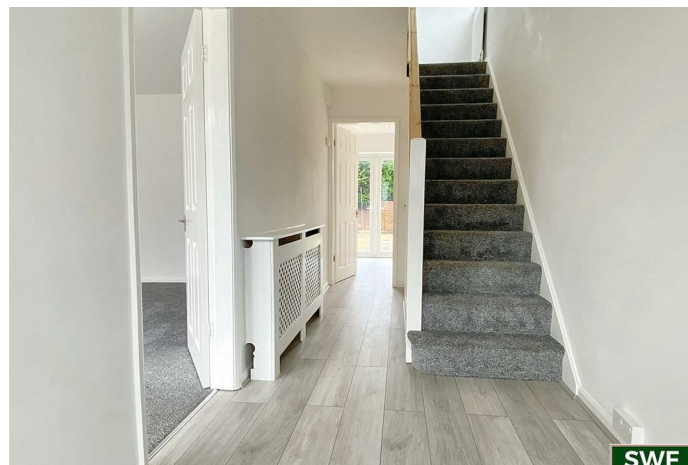
### ADDITIONAL INFORMATION

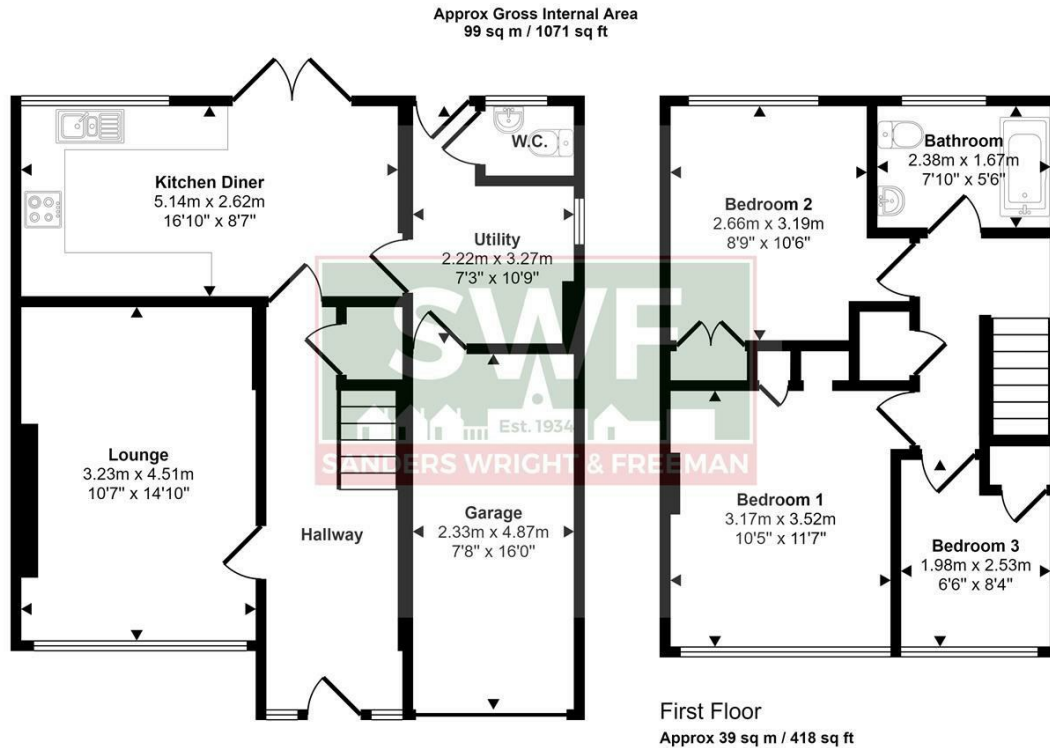
**Local Authority** – Dudley

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Tenure** – Freehold





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>84</b> |
| (69-80) <b>C</b>                            | <b>70</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements