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Orchard Court
Kingswinford

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4 Orchard Court, Kingswinford DY6 8AH

Fantastic opportunity for a superbly improved, updated and re-appointed Semi-detached Bungalow with stunning large Conservatory, enjoying an end position with footpath approach, side onto Kingswinford school, at this popular cul-de-sac location, ideal for the centre of Kingswinford and walkable to amenities on the doorstep.

The Bungalow is immaculate throughout, offering turn the key ready move in condition and benefits from UPVC double glazing, UPVC soffits/facias and gas central heating with Worcester boiler and features a low maintenance Garden and is further enhanced by a separate single Garage.

The accommodation comprises: Entrance Hall, Lounge, refitted Kitchen, large Conservatory, Inner Hall, 2 bedrooms and refitted Shower Room.

OVERALL, A RARE OPPORTUNITY FOR SUCH AN IMMACULATE BUNGALOW IN A CONVENIENT LOCATION – NO ONWARD CHAIN – VIEWING IS HIGHLY RECOMMENDED.

There is a Canopy Front Entrance with recessed lights and composite double glazed front door opening to the Entrance Hall having door to the Kitchen and Lounge.

The Lounge is a generous size room with large front UPVC double glazed window and mantel fireplace with hearth and electric fire.

There is an Inner Hall having loft access (with ladder), Cupboard housing the Worcester gas central heating boiler and doors to 2 Bedrooms & Shower Room.

There are 2 double Bedrooms both with UPVC double glazed window and a refitted Shower Room having a white suite with walk-in shower with screen and waterfall shower, semi recessed basin with vanity cupboard below, combined wc with concealed cistern, tiled walls, tiled floor, recessed ceiling lights and with side obscure UPVC double glazed window to the Conservatory.

The Kitchen has been refitted and has a range of white shaker style wall/base cupboards with contrasting worktops, tiled splash backs, sink and mixer tap, Bosch built-in oven, Bosch ceramic hob with integrated cooker hood over, freestanding Beko fridge freezer, recessed ceiling lights, Pantry (with meters and shelving) and opening at side with step to the Conservatory.

There is a large side Conservatory being UPVC double glazed with top opening windows, composite double glazed door to front, rear UPVC double glazed doors to garden and 2 radiators. The Conservatory is large enough to provide both Dining and Living space.

Outside there is a Rear Garden being low maintenance with split level patio, border and raised border.

At the front there is a wall with wrought iron gate, paved area with rockery and chipping area with shrubs.

There is a separate Single Garage located on the other side of the cul-de-sac.

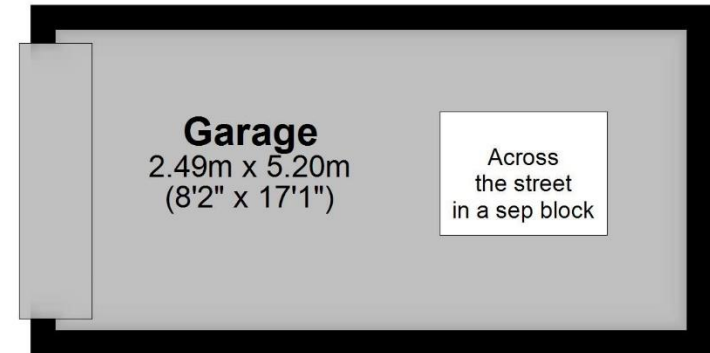
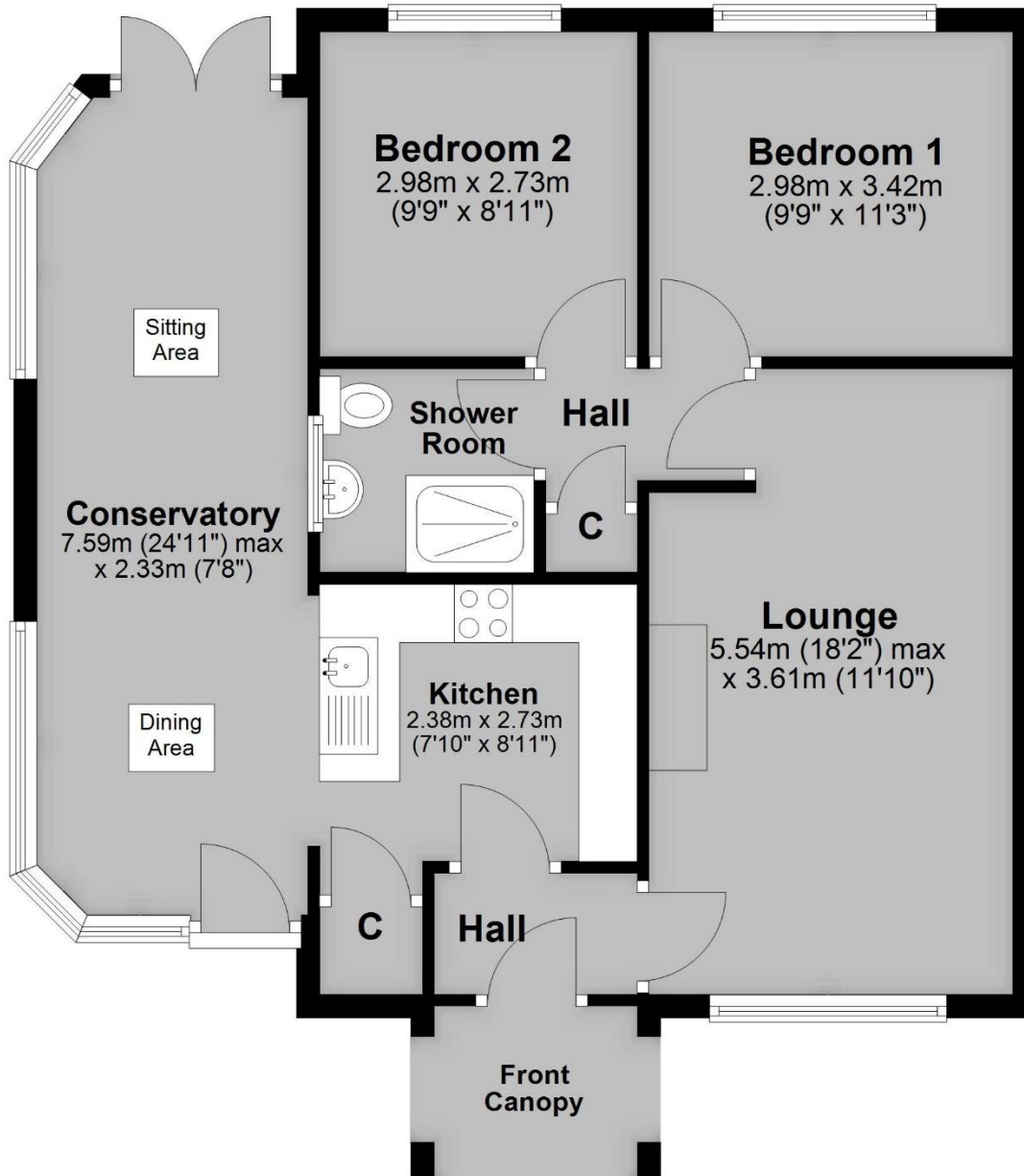
Tenure: Freehold
Council Tax Band: B



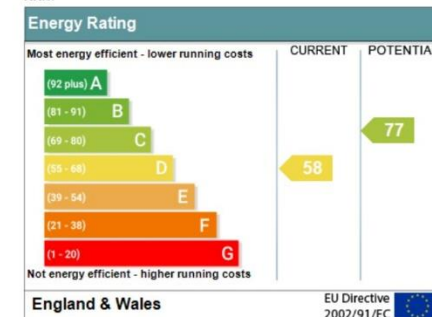


Ground Floor excludes garage and canopy

Approx. 69.8 sq. metres (751.7 sq. feet)



Address: 4 Orchard Court, KINGSWINFORD, DY6 8AH
RRN:



Total area: approx. 69.8 sq. metres (751.7 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



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