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5 Redruth Close,  
Kingswinford

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## 5 Redruth Close, Kingswinford, DY6 7RL

This deceptively spacious 3 bedroom semi-detached family home is located on the popular 'Chaterfields' estate in Kingswinford. The property boasts a spacious layout with a generous Lounge and Kitchen to the ground floor, as well as three good size Bedrooms and family Bathroom to the first floor. Externally, the property enjoys a private and secure rear Garden and to the front there is a garage and ample off road parking for multiple vehicles. The property is conveniently situated for a range of amenities, good schools and public transport. There is UPVC double glazing throughout and gas central heating.

Accommodation is over two floors and briefly comprises; Hallway, Lounge, Dining Room, extended Kitchen, Landing, 3 good size Bedrooms, family Bathroom, Garage and low maintenance rear Garden.

OVERALL A GENEROUS SIZE FAMILY HOME, WITH PLENTY OF SPACE AND FURTHER SCOPE TO MODIFY IF REQUIRED!

On approach, you are greeted by tarmac driveway which provides off road parking and a lawned garden. On entrance to the property, you are greeted by a UPVC front door which leads through to the Reception Hall. The Hall has a useful under stairs storage cupboard and a door through to;



The Lounge has an attractive bay window which provides ample of natural light and features a gas fire with surround. A door from the Lounge leads through to the Dining room where there are stairs to first floor landing, window overlooking the rear garden and further door leads into the Kitchen.

The extended Kitchen is fitted with a range of units with laminate worktops that incorporate an inset sink and drainer, inset electric hob and built in oven. There is space for a fridge, dishwasher and washing machine. Further to this, the boiler is set beyond a unit that houses the 'Glow-worm' gas central heating boiler.

To the first floor, the spacious landing has a window which provides natural lighting and an airing cupboard which houses the boiler tank. The landing has doors giving access to;

There are three generous bedrooms which bedroom one and two benefit from built in wardrobes. The family bathroom is fitted with a suite comprising; wc, pedestal basin having storage beneath, enclosed shower and bidet.

The garage is set back beyond the driveway, there is an up and over door, lighting and electricity. There is a door leading out to the rear garden.

Externally, the property benefits from a private rear garden and a small patio area with lawn beyond.

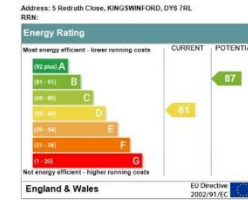
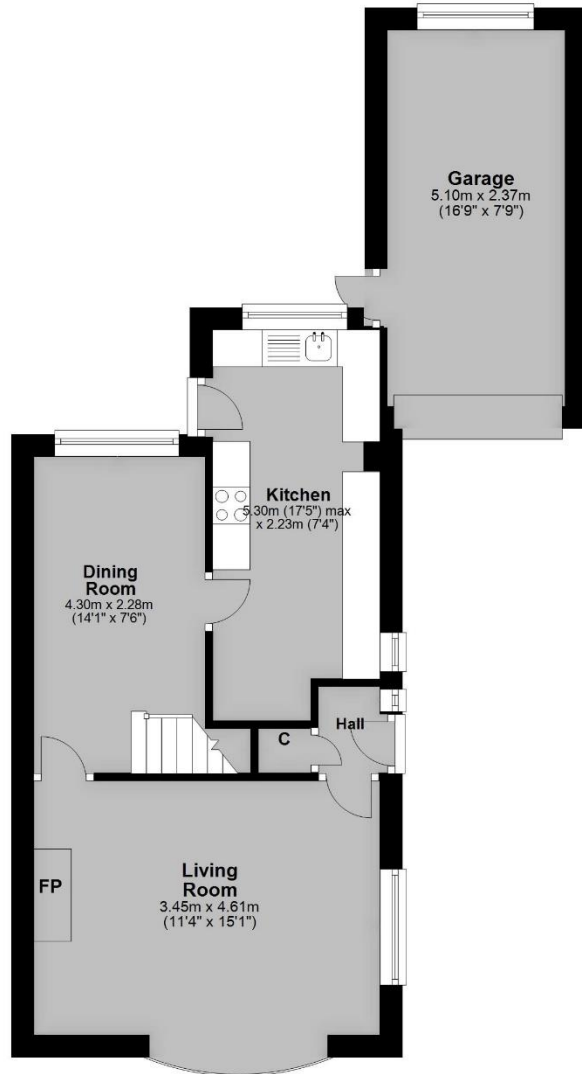
Council Tax Band: C

Tenure: Freehold



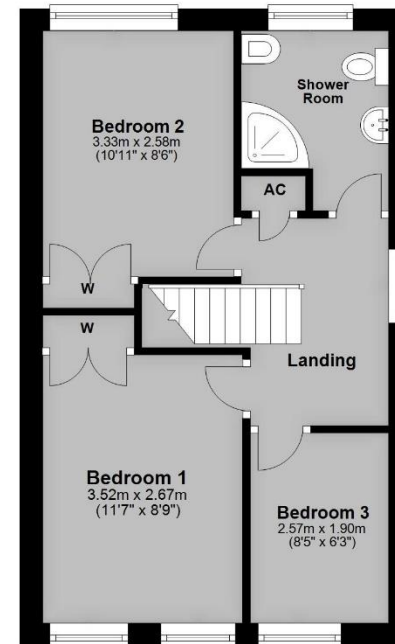
### Ground Floor

Approx. 52.6 sq. metres (565.7 sq. feet)



### First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 89.5 sq. metres (963.5 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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