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33 Cross Street  
Kingswinford

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33 Cross Street, Kingswinford DY6 9LY

This Extended, 3 Bedroom Detached Bungalow is all about its location, potential and generous size Gardens, making it a stand out proposition for those wanting to create something special, ready to be transformed, imagination required, but opportunities this good are hard to find.

Firstly location, a great level position and walking distance to amenities in Kingswinford. The Plot size is large, set back from the road with a generous fore garden and excellent off road parking and an equally impressive Rear Garden enjoying a West facing aspect, making for a great backdrop. Internally now ready for updating and improvement, great for a buyer wanting to personalise and make their own choices.

With gas central heating and accommodation, over 2 Floors, comprising: Porch, Reception Hall, Extended Lounge, Breakfast Kitchen, 2 Double Ground Floor Bedrooms, Ground Floor Shower Room, Landing and large 1<sup>st</sup> Floor Bedroom. There is a prefabricated Single Garage

AVAILABLE WITH NO ONWARD CHAIN, VIEWING IS HIGHLY RECOMMENDED.

There is a Porch Entrance with UPVC double glazed door, tiled floor and single glazed timber door opening to a good size Reception Hall having stairs off to 1<sup>st</sup> floor and doors leading off.

The Lounge has been extended to the rear and has a side UPVC double glazed window and aluminium double glazed patio door to the Rear Garden.



The Breakfast Kitchen also takes advantage of the outlook to the Garden with rear UPVC double glazed bay window, and provides table space, sink with double and half base cupboard below, appliance space, further single and half base cupboard, double wall cupboard, Airing Cupboard (with tank and Ideal gas central heating boiler), side UPVC double glazed window and part obscure UPVC double glazed door to Driveway and door to Pantry (with tiled floor and side obscure UPVC double glazed window).

There are 2 Double Bedrooms, to the front, both with UPVC double glazed window.

There is also a Ground Floor Shower Room with walk-in shower having side & end screen and Triton shower, wc, basin, part tiling and obscure UPVC double glazed window.

On the 1<sup>st</sup> Floor there is a Landing with side UPVC double glazed window, loft access and low level access to eaves Stores.

A door leads off to a larger 1<sup>st</sup> Floor Bedroom with built-in wardrobe and side UPVC double glazed window.

The Rear Garden is a generous size and provides a pleasant backdrop to the property with its West facing aspect and has a paved patio, low wall, 3 steps to a gently elevating lawn with borders and rear gravelled area.

There is also a generous size fore garden with lawn and tarmac Driveway providing excellent off road parking, with wrought iron gates to the side leading beyond to the Prefabricated Garage.

Tenure: Freehold

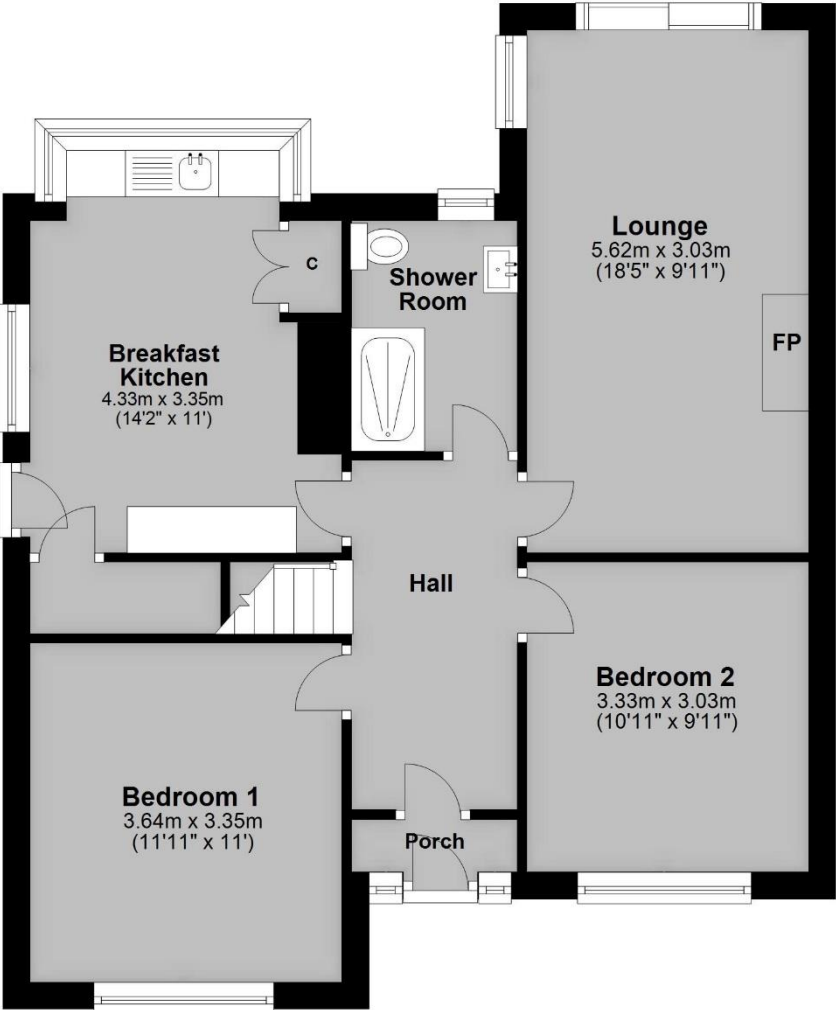
Council Tax Band: D



# FLOOR PLANS

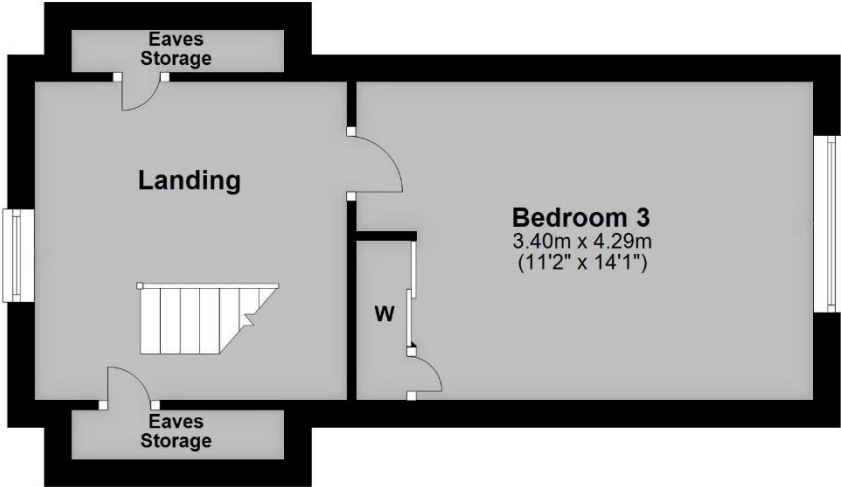
## Ground Floor

Approx. 70.6 sq. metres (760.2 sq. feet)

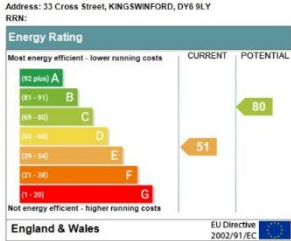


## First Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 102.1 sq. metres (1098.8 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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