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65 Allenby Close  
Kingswinford

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65 Allenby Close, Kingswinford, DY6 8SY

A beautifully presented 3 bedroom detached family home, located on the popular 'Crestwood Park' estate in Kingswinford. This deceptively spacious property boasts generous ground floor accommodation with a re-fitted Kitchen, Lounge and Dining Room. To the first floor, there are 3 double Bedrooms and a Shower Room. Being conveniently situated close to a number of good primary and secondary schools, as well as having a wealth of amenities and public transport links on the doorstep. This is an ideal location for a growing family. With gas central heating, UPVC double glazing throughout, internal inspection is advised to appreciate the accommodation on offer.

Accommodation is set over two floors and briefly comprises; Reception Hallway, WC, L shaped Lounge, Dining Room, Kitchen, Landing, 3 Bedrooms, Family Shower Room, Single Garage and easy maintenance Rear Garden

OVERALL, A QUALITY, WELL APPOINTED AND READY TO MOVE INTO FAMILY HOME, INTERNAL INSPECTION ADVISED!



Approached via a tarmac driveway which provides ample off road parking for multiple vehicles and block paved border. On entrance to the property, the composite front door leads through into the Reception Hallway with access into a contemporary cloakroom, understairs storage cupboard, stairs to first floor and doors to;

The spacious L shaped Lounge has French doors leading out to the rear Garden, gas fire with feature surround, door to Kitchen and double doors which give access into the Dining Room. The Dining Room is located at the front of the property and features dual aspect which gives a light and airy feel.

The Kitchen is located to the rear and has been refitted in the last couple of years. It boasts a range of shaker style wall and base units, with wood effect laminate worktops and tiled splashback, Karndean flooring, inset sink and drainer, induction hob with extractor fan over, built in oven, integrated washing machine, fridge/freezer, dishwasher and tumble drier. In addition, there is a door to the rear Garden.

The first floor Landing has useful loft hatch access and doors to;



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There are three double Bedrooms, of which the third Bedroom benefits from a built in storage cupboard, and a cupboard which houses the boiler. The Family Shower Room is fitted with a white suite comprising of; WC and wash hand basin with concealed unit, shower cubicle with waterfall shower head, vertical radiator, Karndean flooring and plumbing for a bath to be fitted if required.

Externally, the private and low maintenance rear Garden enjoys a patio with mature borders throughout, there is side access, outside hot and cold water tap and a door into the Garage.

The single Garage has an electric roller shutter door, fitted units with space below for appliances, electric and power points.

Tenure: Freehold

Council Tax Band: D

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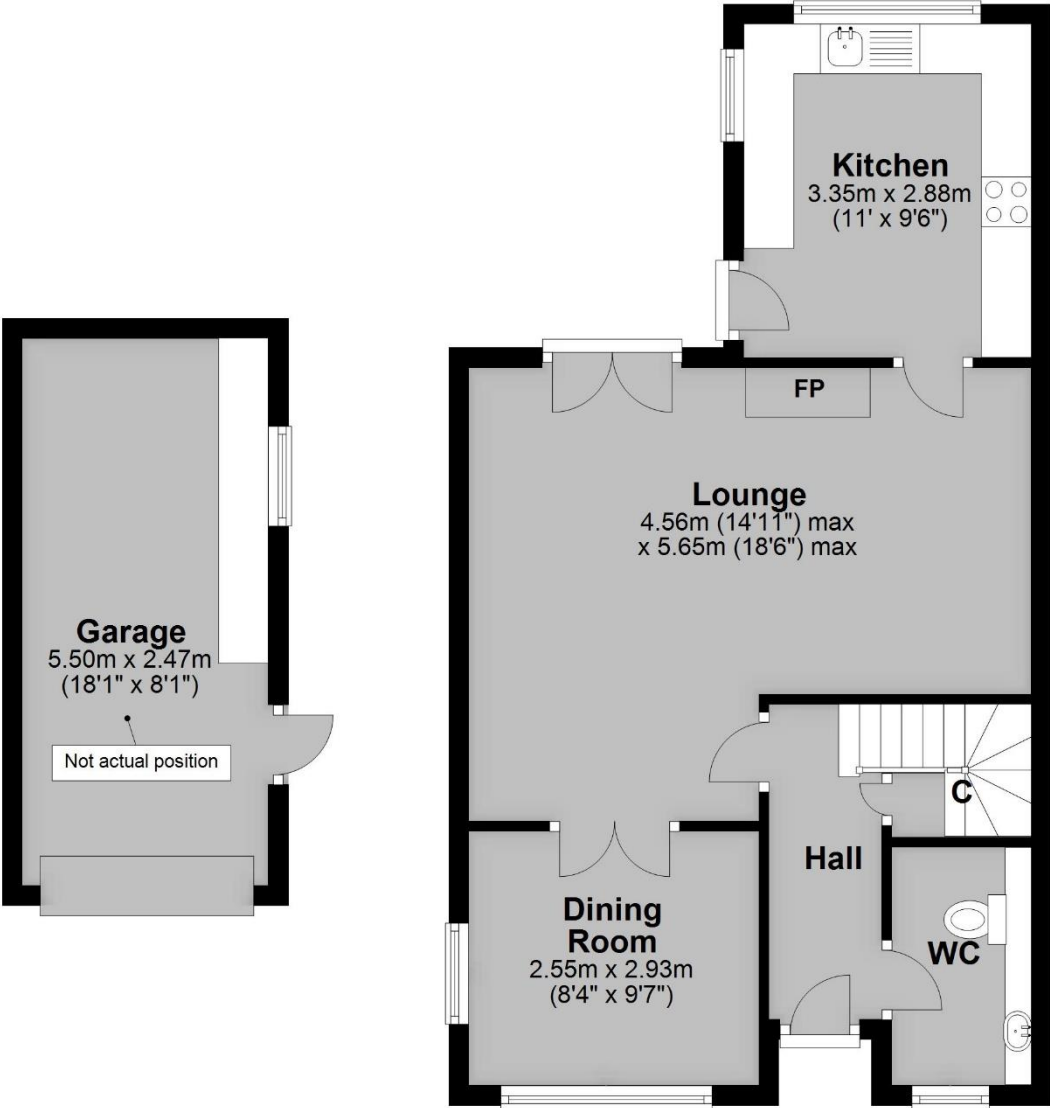




# FLOOR PLANS

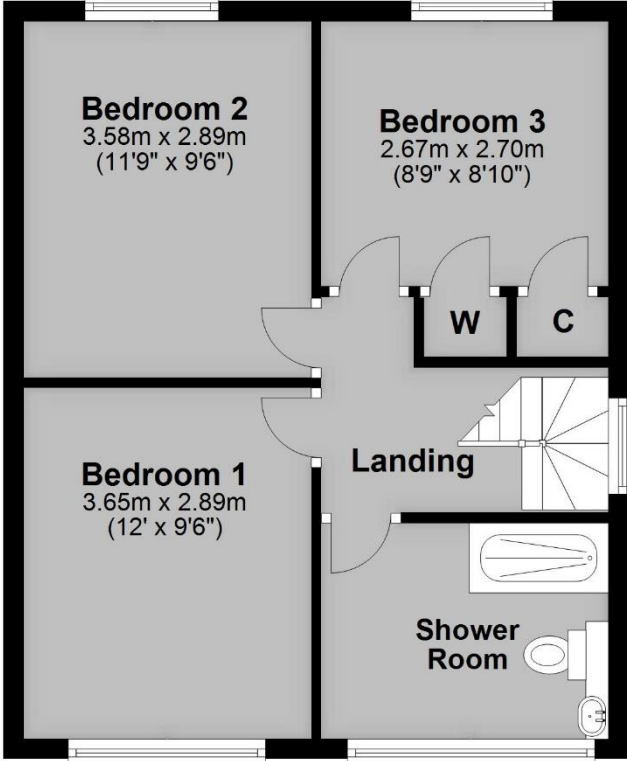
## Ground Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



## First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 104.1 sq. metres (1120.5 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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