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**9 Hildene Road**  
Kingswinford



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9 Hilldene Road, Kingswinford, DY6 9SR

Located within a popular area in Kingswinford this 2 bedroom semi-detached bungalow enjoys spacious and well planned accommodation throughout. The property is located in a desirable location with a range of amenities and public transport links on the doorstep. Further to this, there is UPVC double glazing throughout, gas central heating and available with no upward chain!

Accommodation briefly comprises; Entrance Porch, Reception Hallway, 2 Bedrooms, Lounge with gas fire, Kitchen, Conservatory, Family Bathroom, Garage and private rear Garden.

OVERALL THIS BUNGALOW IS SITUATED IN A VERY CONVENIENT AND DESIRABLE ADDRESS HAVING THE SCOPE TO MODIFY IF REQUIRED. VIEWING ADVISED!

On approach, you are greeted by a blocked paved driveway that wraps around the front and side of the property and provides off road parking for multiple vehicles. On entrance to the property, the UPVC front leads through into the porch which has steps leading up to a further UPVC door. The Reception Hallway has pull down loft ladder which has Velux windows, and there are further doors to;



There are 2 Bedrooms located at the front of the property with Bedroom one benefiting from built in wardrobes. The Family Bathroom is fitted with a cream suite comprising; WC, pedestal wash hand basin, bath with electric shower over.

The Lounge is located at the rear of the property and benefits from a gas fire with feature surround and has a door leading into the Kitchen. The Kitchen is fitted with a range wood shaker style wall and base units, worktop that incorporate inset sink and drainer and space for appliances. There is a door leading into the Conservatory.

The Conservatory is a good size and benefits from French doors leading out to the rear Garden.

Externally, the private south facing rear Garden has a paved patio with steps down to lawn. There is side access and a single Garage.





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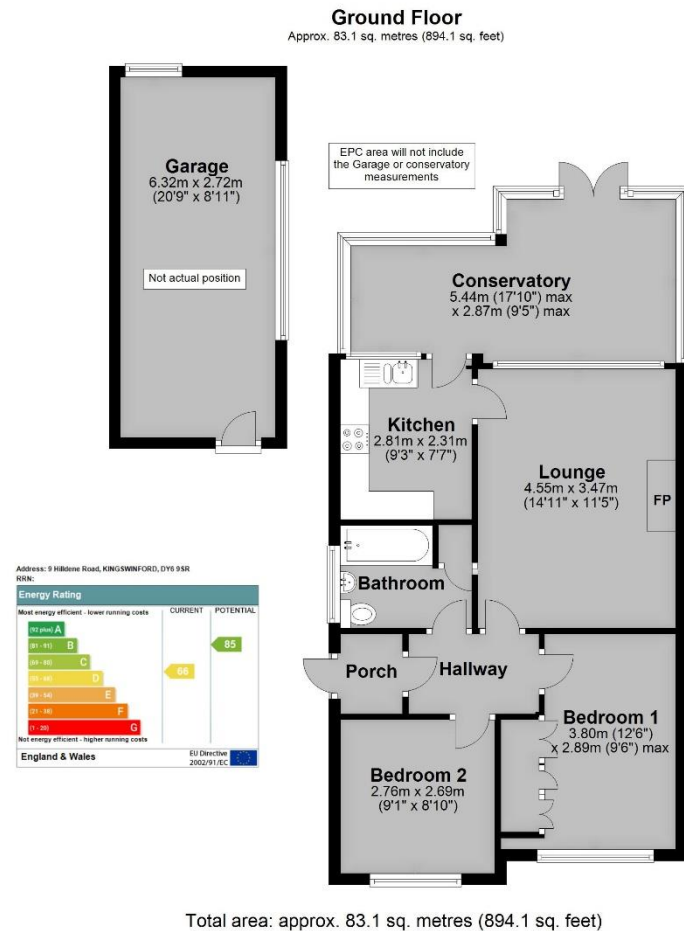
**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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# FLOOR PLANS



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## SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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