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126 Bromley Lane
Kingswinford

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126 Bromley Lane, Kingswinford, DY6 8QE

A fantastic opportunity to acquire a well planned link detached family home, located at a popular address in Kingswinford and well placed for local shops, good primary and secondary schools and public transport links. This thoughtfully modified home offers plenty of 'elbow room' for a growing family, with 2 reception rooms, 3 Bedrooms, family bathroom and potential to remodel and extend, subject to planning consent. Externally, the property provides off road parking and a mature southerly rear Garden. With gas central heating and available with no upwards chain!

Accommodation is over two floors and briefly comprises; Reception Hallway with ground floor WC, Lounge, Lounge/Diner, Kitchen, Study, Landing, 3 Bedrooms, Family Bathroom, South facing rear Garden and a double Garage.

OVERALL A FANTASIC OPPORTUNITY THAT OFFERS HUGE SCOPE TO MODIFY AND MAKE YOUR OWN. NO UPWARDS CHAIN!



On approach, you are greeted by a tarmac driveway to either side of the property with lawn area in the middle. On entrance to the property, the inviting and spacious Reception Hallway has stairs to first floor, WC and doors to;

The Lounge is located at the front of the property and features brick surround fireplace and bay window. There is a door into the Dining Room.

The Lounge/Diner is located at the rear and has sliding patio doors opening into the rear Garden and has access into the Kitchen and Reception Hallway. The Kitchen is fitted with a range of wooden shaker style wall and base units, worktops that incorporate an inset sink and drainer, built in dishwasher and fridge and space for additional appliances. There is access into the Study and rear Garden.

The Study is a versatile room which has electric, lighting and a storage cupboard.

To the first floor, the Landing has a window providing a bright feel, a loft access and doors leading to;



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we sell **homes.**



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There are 2 generous double Bedrooms of which Bedroom two benefits from built in wardrobes and Bedroom one has freestanding wardrobes. Bedroom 3 is a single room and is located at the front.

The family Bathroom is fitted with a primrose suite comprising; WC, pedestal sink, bath with electric shower over, radiator, wall mounted storage cupboard and tiled walls.

Externally, the south facing rear Garden has a paved patio area with lawn beyond. There is a variety of mature shrubs and access into the Garage. The double Garage features one front opening door and lighting.

Tenure: Freehold

Council Tax Band: D

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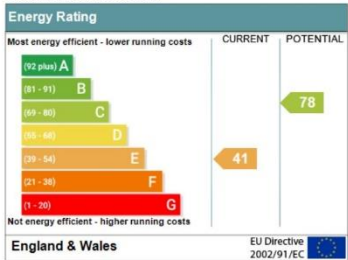
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FLOOR PLANS

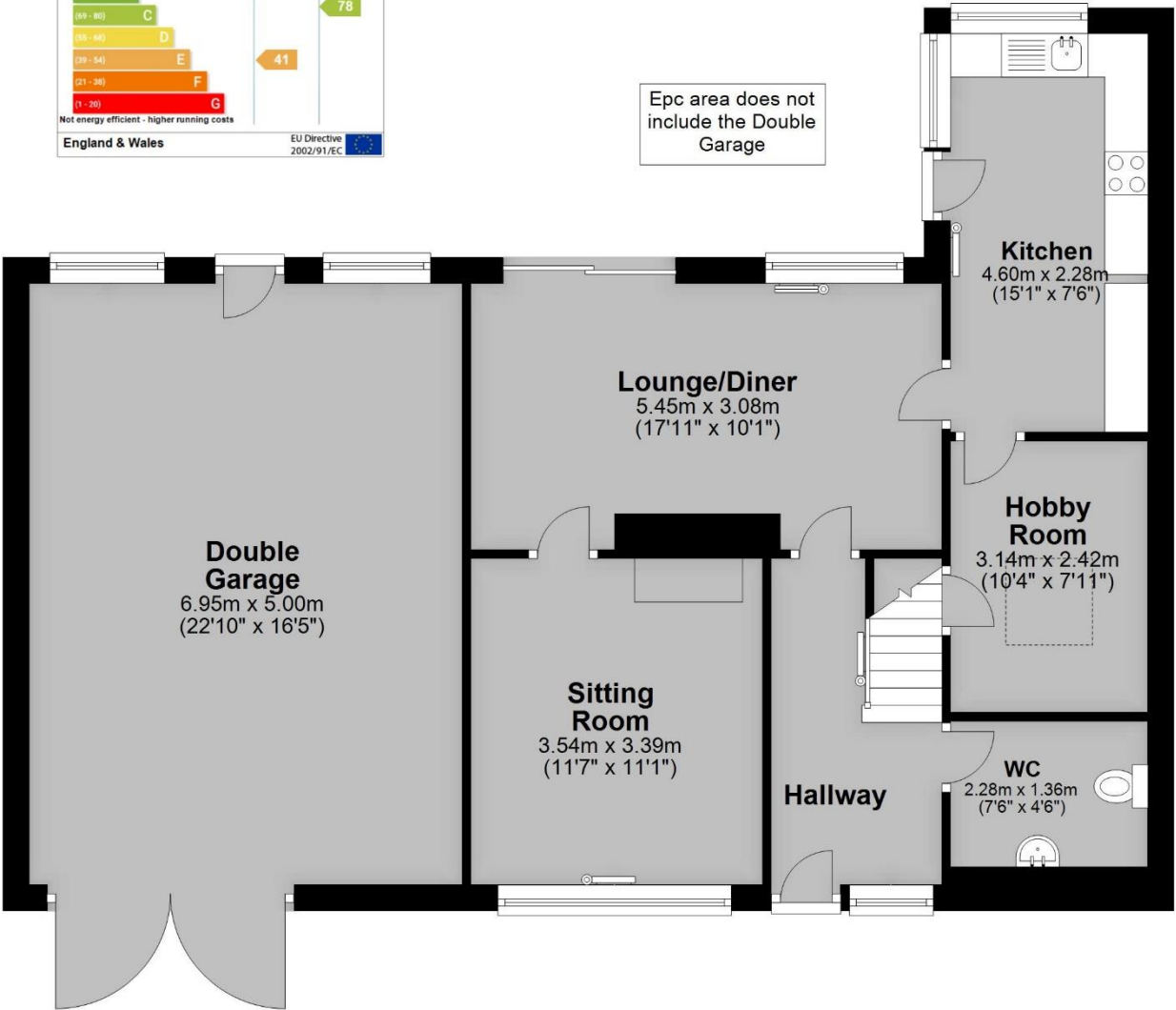
Address: 126 Bromley Lane, KINGSWINFORD, DY6 8QE
RRN: 0234-4920-6409-0445-2296



Ground Floor

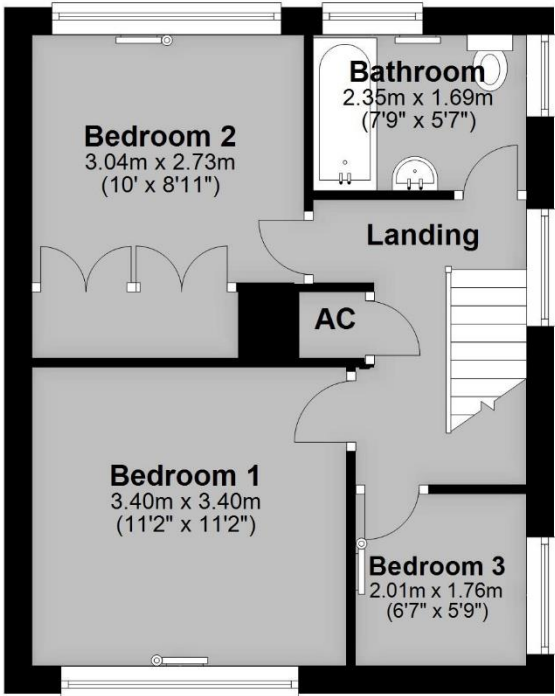
Approx. 94.7 sq. metres (1018.8 sq. feet)

Epc area does not include the Double Garage



First Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 132.7 sq. metres (1428.5 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>

www.leeshaw.com





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