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Buckingham Grove
Kingswinford

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35 Buckingham Grove, Kingswinford DY6 9EA

This Extended, 4 Bedroom Detached Family Home has been much improved and re-appointed to a high standard and is much bigger than first impressions, being surprisingly spacious making it well worth inspection to fully appreciate its size and layout.

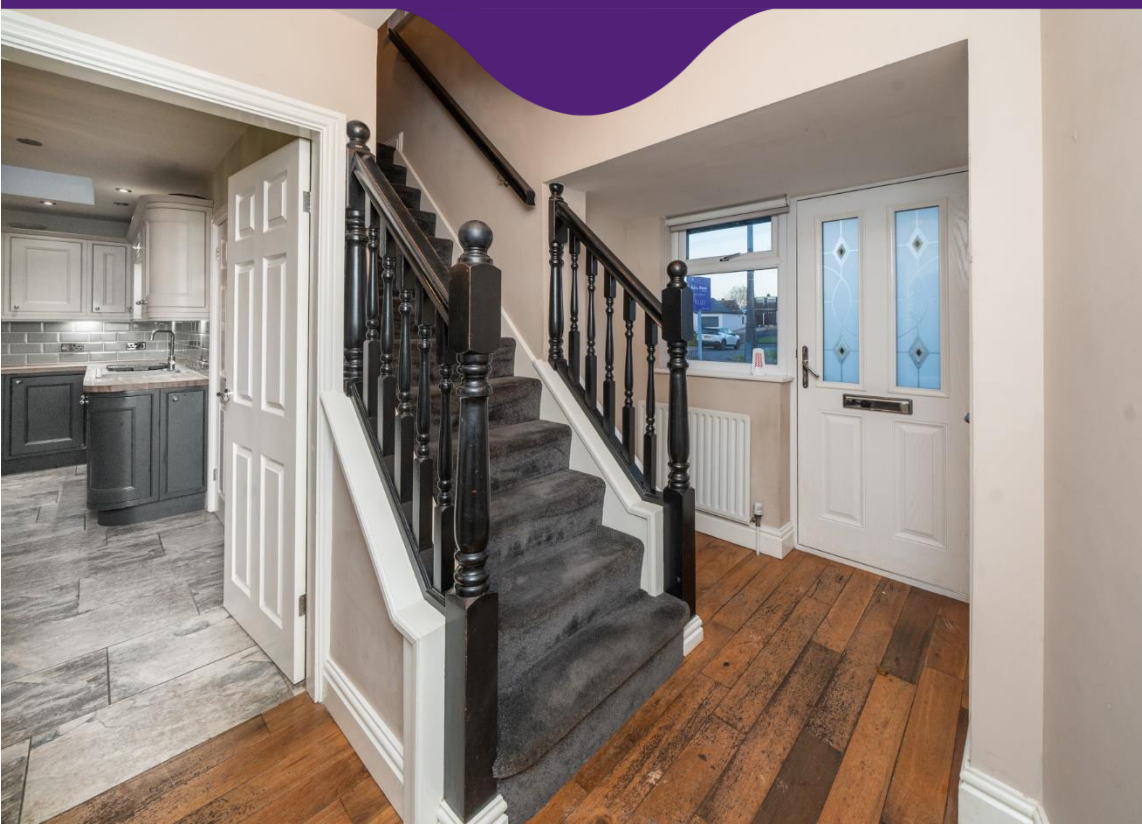
The property enjoys a convenient position on Buckingham Grove, with small Green aspect to the front, part of the sought after Valley Fields development and is well placed for local amenities in Kingswinford and important local schools.

With gas central heating, double glazing and comprising: Reception Hall, Guest Cloakroom, large L Shaped Lounge/Dining Room, Sitting Room, refitted Breakfast Kitchen, Utility Room, Landing, 4 Double Bedrooms (Bedroom 1 with En-Suite), refitted House Bathroom and small front Store.

The property also benefits from Driveway parking to the front and Rear Garden with south west facing aspect.

OVERALL, A LARGE FAMILY HOME IN A GREAT LOCATION, AVAILABLE IMMEDIATELY WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall with composite double glazed front door, double glazed window, stairs to 1st Floor, Cloaks Store, wood floor, door to Kitchen, glazed screen and door to Lounge and door to Guest Cloakroom.



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The Guest Cloakroom has a modern white suite with WC having concealed cistern, basin with vanity cupboard below, tiled splashback, obscure double glazed side window, wood floor and chrome ladder radiator.



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we sell **homes.**



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Bedroom 2 is a through room with double glazed front and rear window and Bedroom 3 & 4 also have double glazed window with Bedroom 3 having 2 double wardrobes with top cupboards.

There is a refitted Bathroom having a white suite including bath with waterfall shower over and side shower screen and tiled surround, WC, vanity basin with double base cupboard below and splashback tiling, chrome ladder radiator, two Velux double glazed roof windows, recessed ceiling lights, tiled floor, mirror cabinet and extractor.

There is a Rear Garden being south west facing with paved patio having steps leading off to a shaped lawn with stone walling to raised borders and there is a shed.

At the front, there is a Store having side opening metal doors and housing with Worcester gas central heating boiler. There is also Driveway parking to the front.

Tenure: Freehold

Council Tax Band: D with improvement indicator.

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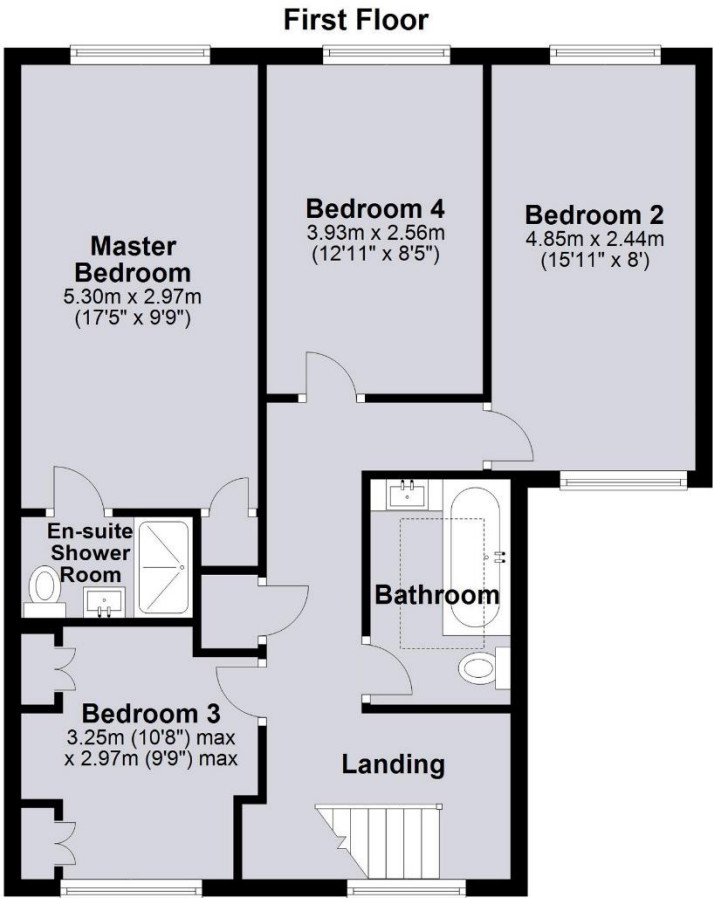
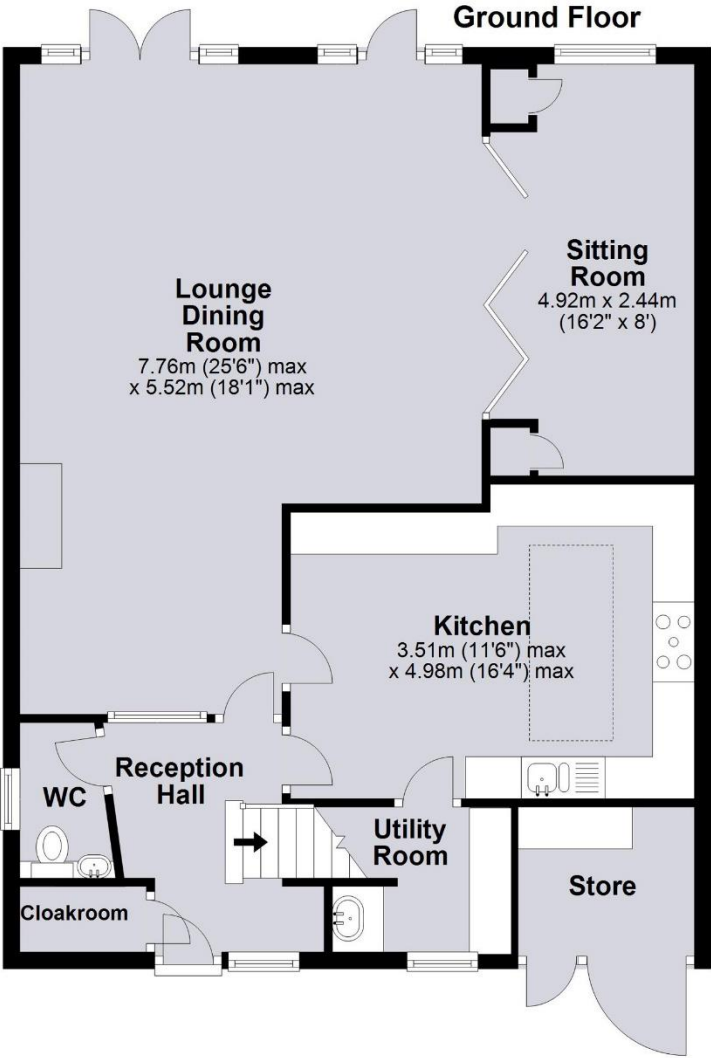


FLOOR PLANS

EnergyCom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Produced by EnergyCom.
This Floor Plan is presented as general guidance only.
It cannot be relied upon as a statement of fact.
Email: ed@energy-survey.com



Approximate Gross Internal Floor Area:
Ground Floor: 86sq m, 925sq ft
First Floor: 67sq m, 721sq ft



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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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