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Frayne Avenue
Kingswinford

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12 Frayne Avenue, Kingswinford DY6 9DU

This improved 2 Bedroom Detached Bungalow is well presented and enjoys a much sought after location on the ever popular Valley Fields Development and is in a convenient position, within walking distance of shops and amenities at the heart of Kingswinford. The Bungalow also benefits from off road Driveway parking and Rear Garden.

With gas central heating and comprising: Side Entrance Hall, L Shaped Lounge/Dining Room, refitted Kitchen, 2 Bedrooms (both with wardrobes) Refitted Shower Room, separate Toilet & Garage.

OVERALL, A GREAT OPPORTUNITY FOR A BUNGALOW AT THIS PRIME ADDRESS – INSPECTION IS HIGHLY RECOMMENDED. AVAILABLE WITH NO ONWARD CHAIN

Agents Note: There is a Building Plot (with Planning) to the side of the Bungalow which is not included in the sale.

There is a Side Entrance Hall with part double glazed timber door, Airing Cupboard with tank and doors leading off.

The L shaped Lounge/Dining Room is located to the front, with the Lounge Area having a stone fireplace with slate hearth, mantel and gas fire, timber double glazed side window and timber double glazed front bow window. The Lounge opens to the Dining Area having a timber double glazed window and small paned glazed door to the Kitchen.

The refitted kitchen has a range of gloss style wall/base cupboards, worktops, sink and mixer tap, tiled splashbacks, 3 appliance spaces, recessed ceiling lights, timber double glazed side window and timber double glazed side door.

Bedroom 1 has 2 double wardrobes with top cupboards and dressing table with drawer and timber double glazed rear window.

Bedroom 2 has a double wardrobe with top cupboard, base cupboard and shelving, loft access and UPVC double glazed door to Garden, together with 2 top openers.

The refitted Shower Room has a shower cubicle with screen and bifold door, semi recessed basin with vanity cupboard below, tiled walls and obscure timber double glazed side window.

There is a separate Toilet with white WC and obscure timber double glazed side window.

The single Garage has an up and over door, UPVC side pedestrian door to Garden, Baxi gas central heating boiler, power point and light and single glazed rear timber window.

The Rear Garden has a paved patio, lawn and borders and there is a side path with gate to front.

Tenure: Freehold
Council Tax Band: D

The Site Plan on the back page shows the split of the Boundary to the separate Building Plot (The Building plot is not included in the sale).

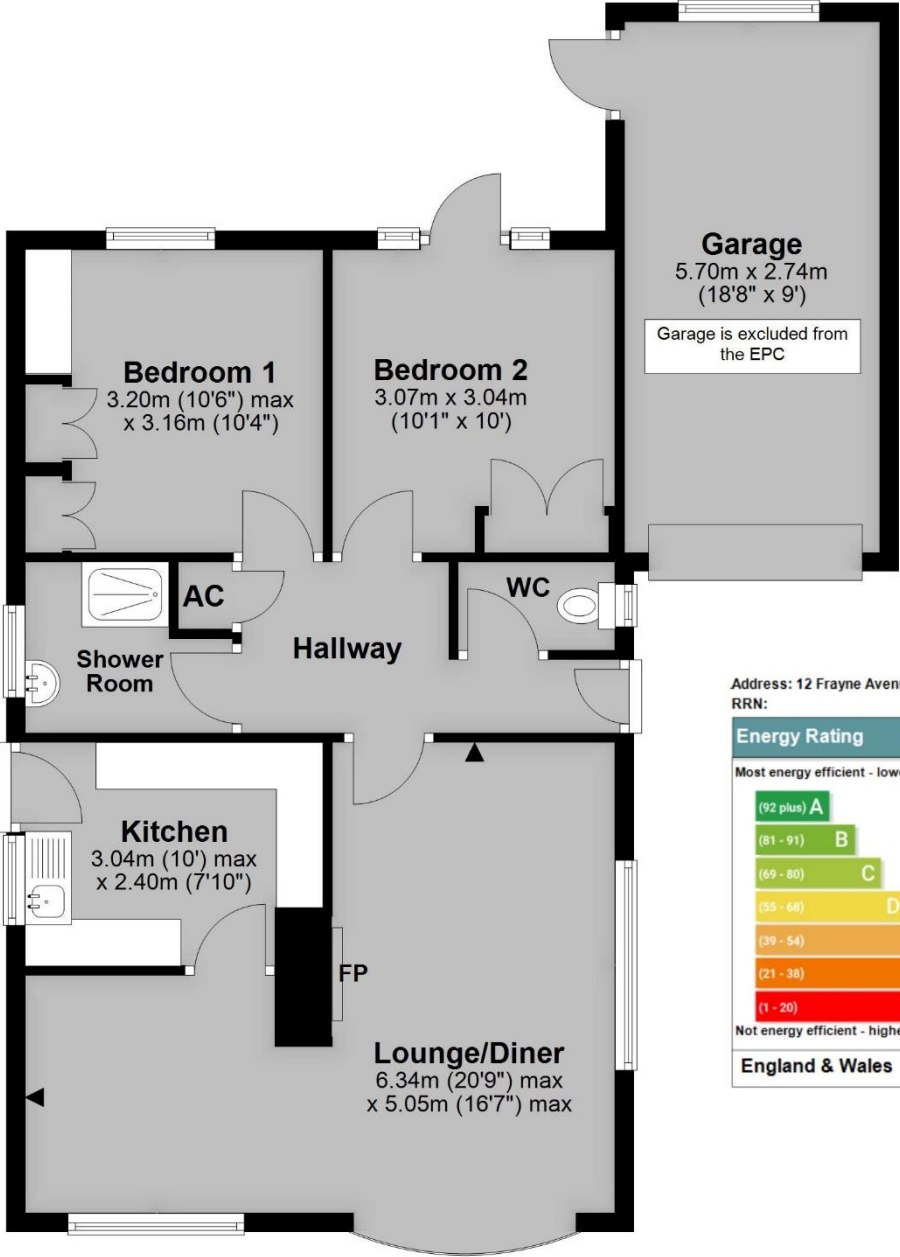




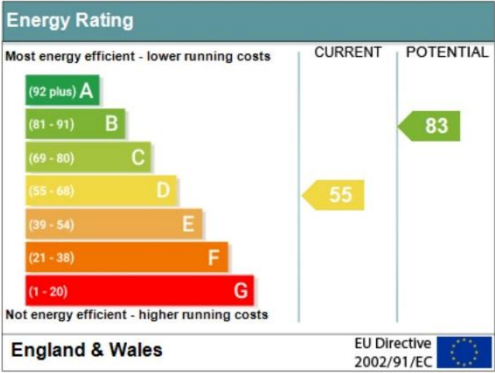
FLOOR PLANS

Ground Floor

Approx. 76.9 sq. metres (827.6 sq. feet)



Address: 12 Frayne Avenue, KINGSWINFORD, DY6 9DU
RRN:



Total area: approx. 76.9 sq. metres (827.6 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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