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Bromley Lane
Kingswinford

250 Bromley Lane, Kingswinford DY6 8TT

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This generous size, extended 4 bedroom Semi-detached property has been improved and re-appointed and is well presented, benefitting from a large Conservatory and is well worth internal inspection to fully appreciate.

Located on the Service Road to Bromley Lane, the property is well placed for local shops including Tesco Express and both the Bromley Hills & Crestwood Schools making it ideal for Families.

With gas central heating and comprising: Reception Hall, Lounge opening to large Dining Room, Rear Conservatory, Kitchen, Utility and Garage (Store), Landing, 4 Bedrooms, separate Shower Room and large Bathroom. The property is further enhanced by Driveway parking and south facing Rear Garden.

OVERALL, A SURPRISGLY SPACIOUS FAMILY HOME IN A CONVENIENT LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the ground floor, there is a Reception Hall having composite double glazed front door, meter cupboard, laminate floor, stairs to first floor with wrought iron spindle balustrade and doors leading off.

The Lounge has a front UPVC double glazed window and there is a mantel fireplace having quarry tiled hearth and gas log burner style fire.

The Lounge opens to the large Dining Room, in the middle, having door from the Reception Hall, tiled floor, UPVC double glazed window to Conservatory, part glazed door to Kitchen and UPVC double glazed doors leading to the Conservatory.

The rear Conservatory is UPVC double glazed with a brick base and has top opening windows, wood floor, radiator and UPVC double glazed doors opening to the Rear Garden.

The Kitchen has a range of cream shaker style wall and base cupboards, granite worktops, tiled splash backs, Belfast style sink and a mixer tap, Rangemaster cream/black range cooker with Rangemaster cooker hood over, integrated fridge, under cupboard lights, recessed, ceiling lights, tiled floor, UPVC double glazed rear window, part double glazed UPVC rear door to Garden, appliance space and door to Utility.

The Utility Room has 2 grey gloss base cupboards, worktop, sink and mixer tap, tiled splash backs and tall cupboard. A door gives access to the Garage Store having part single glazed timber doors, strip lights and power points.

On the 1st Floor, there is a Landing having wrought iron spindle balustrade to stairs, loft access with ladder, Cupboard with Worcester Greenstar gas central heating boiler, further loft access, obscure UPVC double glazed side window and doors to 4 Bedrooms, Bathroom and Shower Room.





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we sell **homes.**



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Bedroom 1 is a double size room with laminate floor and UPVC double glazed front window. Bedroom 2 is a double size room with UPVC double glazed window. Bedroom 3 is also a double size room with built-in double wardrobe having top cupboard, built-in single wardrobe and UPVC double glazed rear window. Bedroom 4 has a stair head shelf with worktop and UPVC double glazed window.

There is a refitted Shower Room having a white suite with feature walk-in shower having curved side shower screen and waterfall shower, Heritage basin and WC, part wall tiling, obscure UPVC double glazed rear window, radiator with towel rail, shaver point and recessed ceiling lights.

There is a large Bathroom having a white suite with feature large spa bath, WC, semi recessed basin with maple style vanity cupboards below, tiled floor, obscure UPVC double glazed window, part tiled walls and recessed ceiling lights.

The Rear Garden is south facing, having a paved patio with retaining wall and center steps to a lawned garden with gravel side borders and pond. There is a shed and side access with gate to front.

At the front, there is a block paved Driveway providing off-road parking.

Tenure: Freehold
Council Tax Band: D

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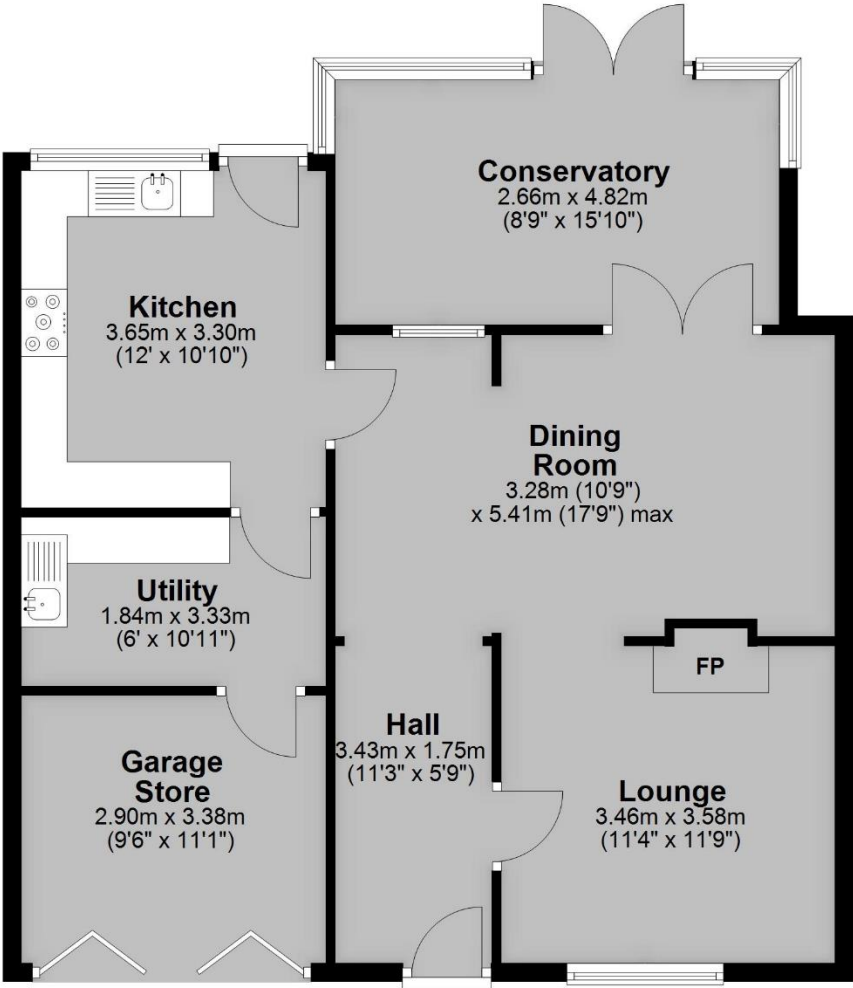
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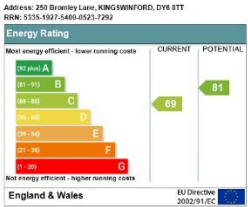
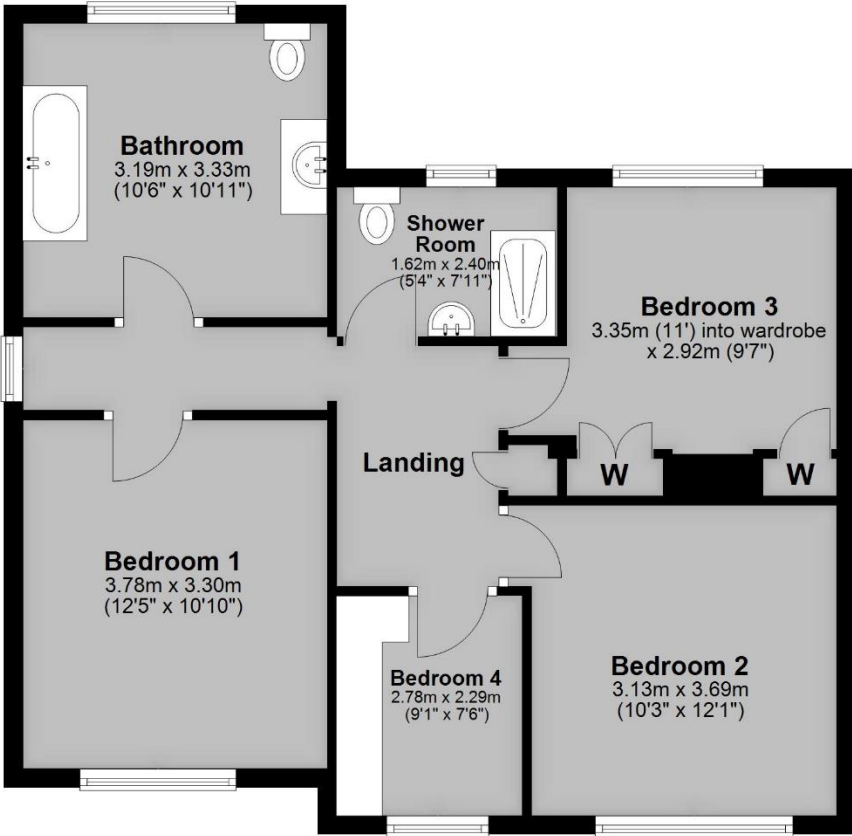


FLOOR PLANS

Ground Floor
Approx. 79.8 sq. metres (859.5 sq. feet)



First Floor
Approx. 65.9 sq. metres (709.2 sq. feet)



Total area: approx. 145.7 sq. metres (1568.7 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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