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Flat 3 Southdown Court
Kingswinford

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Flat 3 Southdown Court, Penzer Street, Kingswinford, DY6 7AA

This well presented, self contained 1 Bedroom ground floor flat stands in a two storey block, ideal for those looking to downsize or first time buyers. With a delightful rear Communal Garden, Bedroom with built in mirrored wardrobe and ready to move into with no upward chain!

Southdown Court is set back from Penzer Street and conveniently located at the heart of Kingswinford with amenities on your doorstep.

The property has electric heaters, double glazing and accommodation which comprises; Reception Hall, Lounge, Shower Room, Bedroom, Kitchen and rear Communal Garden.

QUALITY THROUGHOUT – PRIME POSITION – VIEWING IS HIGHLY RECOMMENDED!

The front door leads into a Reception Hall which has a door into the Lounge.

The Lounge has an electric fire, door to storage cupboard and door leading into the Hallway.



The Hallway has doors to;

The Kitchen is fitted with a range of cream 'shaker' style wall and base cupboards with worktops that incorporate an inset sink and drainer, oven, hob, splashback tiles and additional space for appliances. Further to this there is a door leading out to the Communal Garden.

Bedroom 1 is located at the rear and features built in sliding mirrored wardrobes. The Shower Room is fitted with a contemporary white suite which comprises; wc, pedestal sink, shower cubicle with electric shower head and tiled walls.

In the Communal Garden there is a brick shed which is included.

To the front there is 1 allocated parking space.

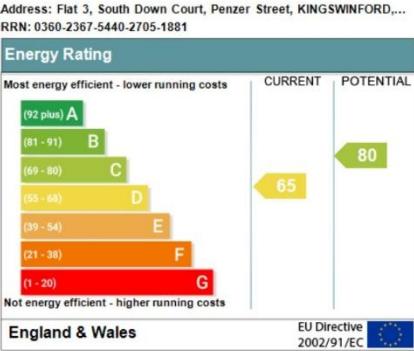
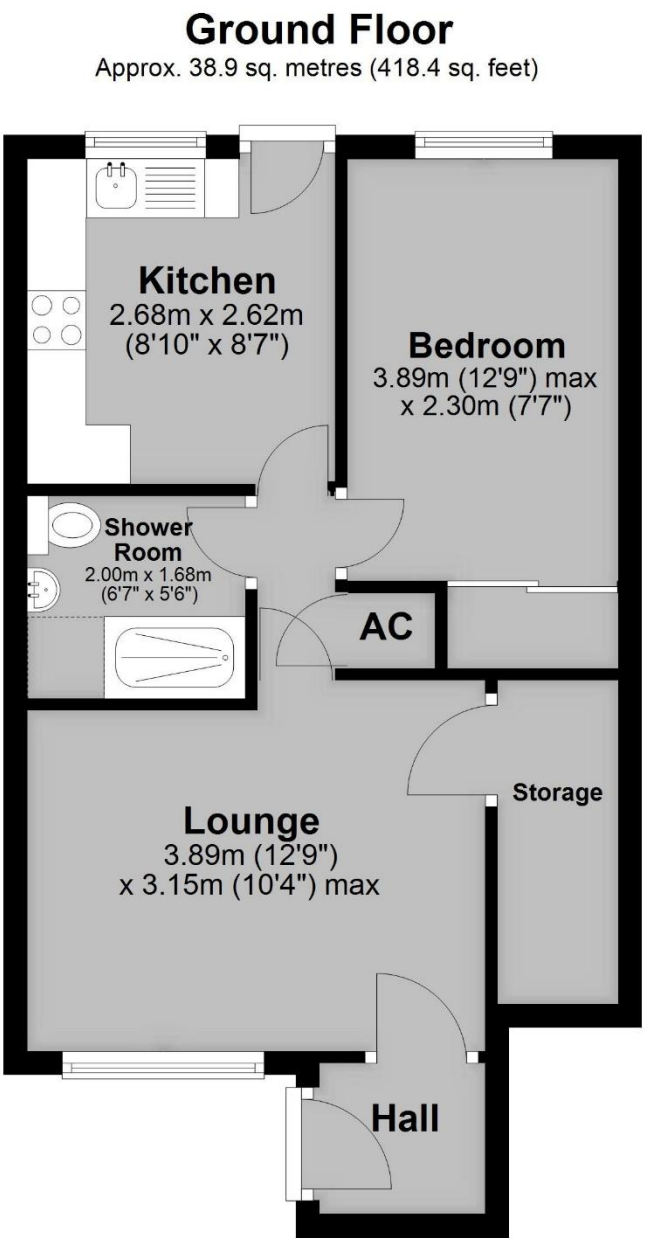
Tenure: Leasehold

999 year lease from December 1994.

Ground Rent: 1 yearly peppercorn payment



FLOOR PLANS



Total area: approx. 38.9 sq. metres (418.4 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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