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22 Camberley Road  
Kingswinford



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## 22 Camberley Road, Kingswinford, DY6 8QP

This improved and extended, 2 Bedroom Semi-detached property with Garage would make an ideal first time home or a perfect downsize opportunity.

Camberley Road is a cul-de-sac location leading off Madeley Road at the popular High Acres development, with local shops in Madeley Road and Bromley Lane included a Tesco Express and further amenities in Kingswinford making it convenient.

With gas central heating, double glazing and comprising: Entrance Hall, Lounge, Lobby, Dining Room, Lobby, Guest Cloakroom, Refitted Kitchen, Utility Room, Landing, 2 Bedrooms and Shower Room. There is Block paved driveway to the front and Rear Garden with patio and lawn.

OVERALL, A GOOD SIZE PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE.

On the Ground Floor, there is an Entrance Hall with part obscure UPVC double glazed door and side screen, radiator and small paned glazed door to Lounge.

The Lounge has a mantel fireplace with hearth and inset fire, UPVC double glazed bow window to front and small paned glazed door leading to Inner Lobby.

The Inner Lobby has a staircase off to 1st Floor and doorway to Dining Room.

The rear Dining Room has a low-level Store, Cloaks Store (below stairs), UPVC double glazed doors to Garden, obscure single glazed timber screen to Utility and small paned glazed door leading off.

A further Lobby has a tiled floor, corner cupboard, doorway to Kitchen, door to Garage and door to Guest Cloakroom, having a white suite with WC, basin, part tiled walls, extractor and tiled floor.

There is a refitted Kitchen having a range of cream gloss wall/base cupboards, contrasting worktops, sink and mixer tap, built-in oven, ceramic hob with cooker hood over, integrated fridge, integrated freezer, vertical radiator, UPVC double glazed rear window and small paned glazed door opening to Utility Room.

The Utility Room has a worktop with 2 appliance spaces below, double wall cupboard, tiled walls, tiled floor and rear door to Garden. There is a single Garage with up and over door.

On the 1st Floor, there is a Landing having loft access (with a ladder) and doors to 2 Bedrooms and Shower Room.

Bedroom 1 is a double size room having UPVC double glazed window, 2 double pine style built-in wardrobes with bridging dressing table and top cupboard, 2 single pine style wardrobes with bridging top cupboards over bed area and 2 three drawer bedside cupboards.

Bedroom 2 is also a double room with UPVC double glazed window and built-in wardrobe.

There is a Shower Room having a white suite with tiled shower cubicle having screen door, vanity basin with cupboard below, WC, base cupboards, chrome ladder radiator, obscure UPVC double glazed window, recessed ceiling lights, tiled walls and extractor.

The Rear Garden has a paved patio with two steps to lawn, having borders and shed.





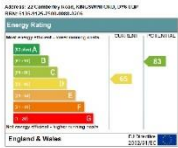
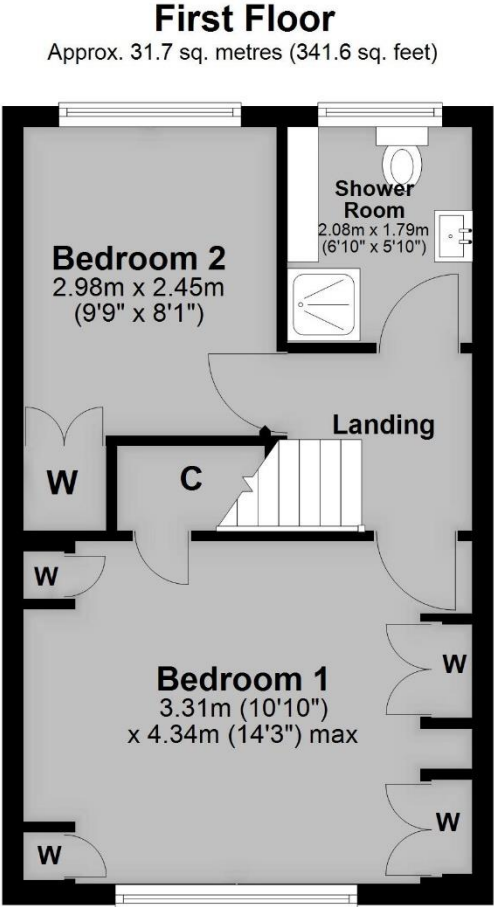
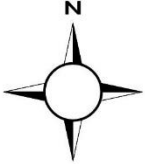
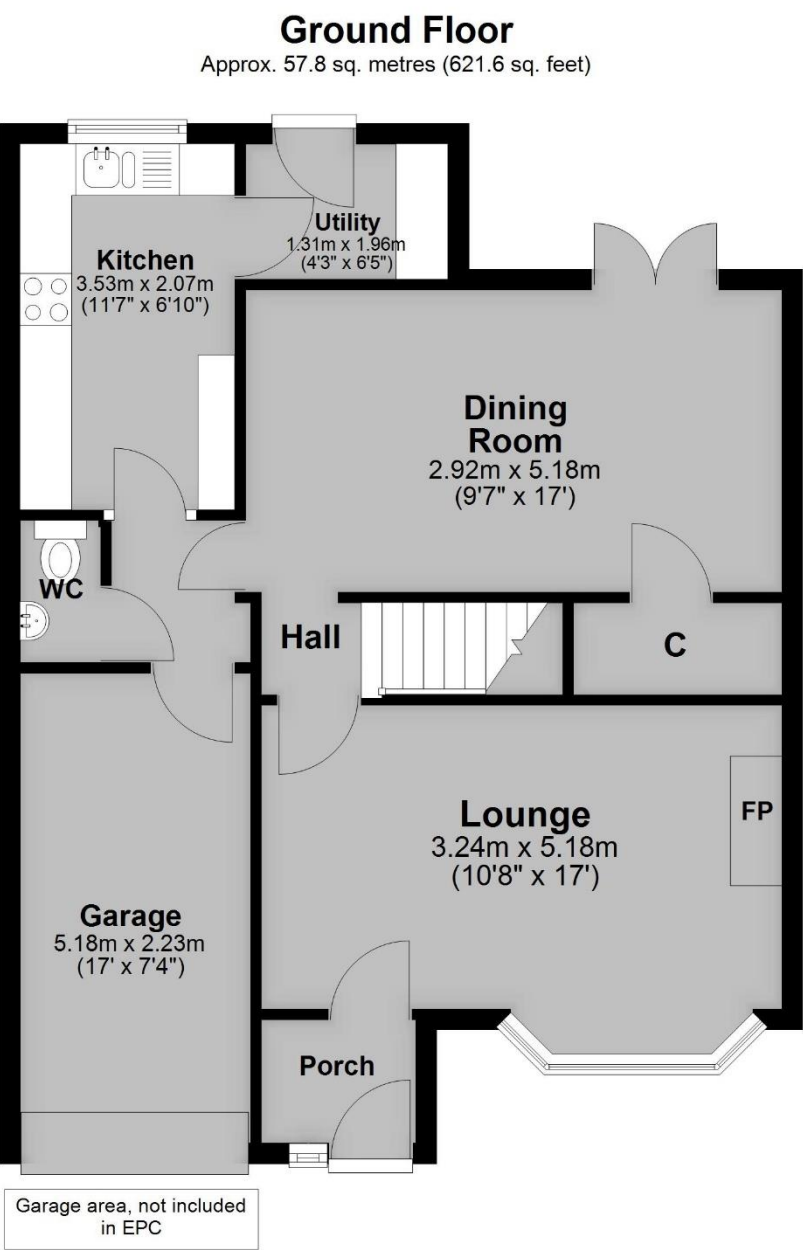




# FLOOR PLANS

Tenure: Freehold

Council Tax Band: B



Total area: approx. 89.5 sq. metres (963.3 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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