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90 Kingsley Road
Kingswinford

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90 Kingsley Road, Kingswinford, DY6 9RT

This beautifully presented three-bedroom semi-detached Family Home offers spacious and versatile living throughout. The property features a generous Sitting Room, spacious Lounge/Diner, an extended Breakfast Kitchen, and a bright Conservatory to the rear, perfect for relaxing or entertaining. The first floor has three well-proportioned Bedrooms, ideal for family living. An internal viewing is highly recommended to fully appreciate the size and layout.

Kingsley Road is a sought after address in Kingswinford, being well positioned with a range of amenities, catchment area for good primary and secondary schools, public transport links and within walking distance to Kingswinford Village.

With gas central heating, UPVC double glazing and comprising; Porch, Entrance Hall, WC, Sitting Room, Lounge/Dining Room, Conservatory, Breakfast Kitchen, Landing, 3 Bedroom, Bathroom, rear Garden and Garage.

OVERALL, AN IDEAL FAMILY HOME LOCATED IN A QUIET AND SOUGHT AFTER POSITION – VIEWING IS HIGHLY RECOMMENDED!

On the Ground Floor, there is a UPVC Porch with a further door leading into the Reception Hall. The Reception Hall has an understairs WC, stairs to first floor and doors to;



The generously sized Sitting Room is positioned at the front of the property and features a bay window along with a gas fire set within an attractive feature surround. To the rear, the versatile Lounge/Dining Room offers a welcoming space with a second gas fire and surround, a defined Dining Area and sliding doors that open into the bright and airy Conservatory.

The Conservatory is UPVC double glazed with double doors to rear Garden.

The extended Breakfast Kitchen is fitted with a range of 'shaker' style wall and base cupboards, worktops, splashback tiles, Belfast sink and drainer, extractor fan and ample space for appliances. The Breakfast Area is enhanced by recessed lighting and spotlights, while doors open directly onto the rear Garden.

To the first floor, the Landing has a useful airing cupboard and doors to;

There are three good sized Bedrooms, with Bedroom 1 and 2 benefiting from built in wardrobes. Bedroom 1 also enjoys a bay window and a shower cubicle. The family Bathroom is fitted with a white suite comprising; wc, hand wash basin with concealed unit, bath with shower over, wall mounted units, tiled walls, vertical radiator and spotlights.

There is a single Garage which has an up and over door, power points, lighting and pedestrian door to the Garden. The charming rear Garden offers a spacious paved patio with an extensive lawn area beyond. Beautifully landscaped, the Garden features mature shrubs throughout and two useful storage sheds. A gazebo provides a seating area perfect for enjoying the outdoors. Additional benefits include an outside water tap and convenient side access.

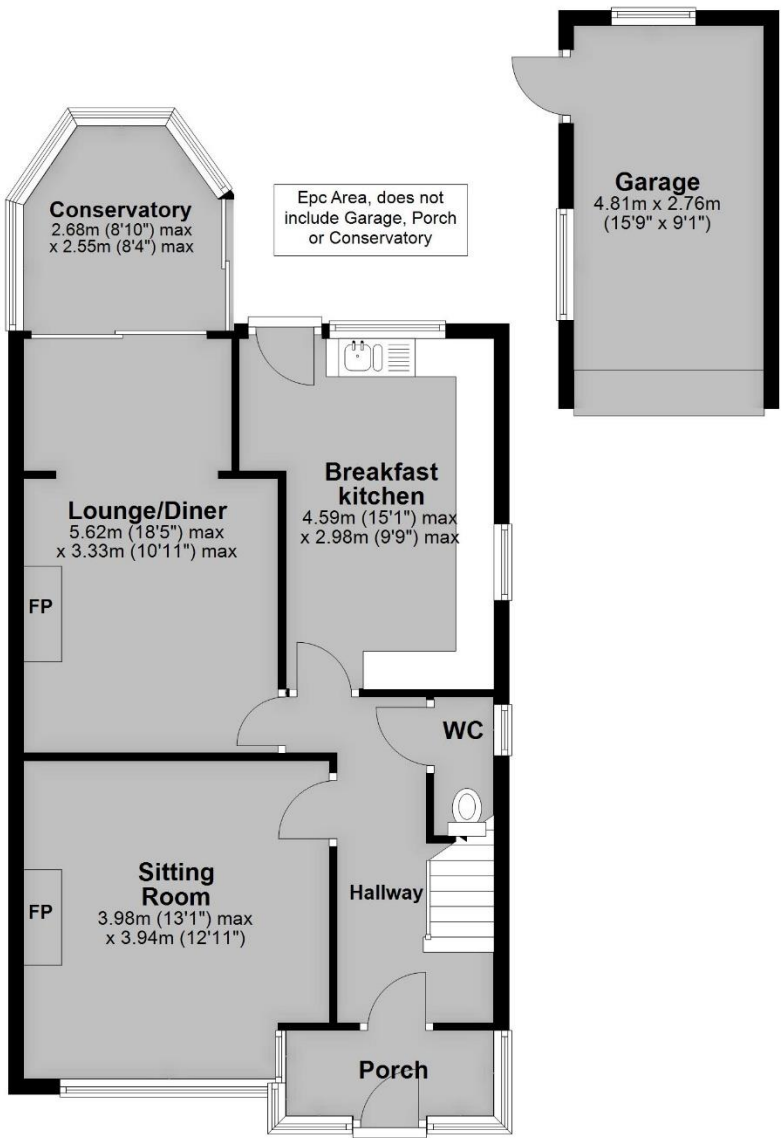
To the front, there is block paved Driveway with boarders.



FLOOR PLANS

Ground Floor

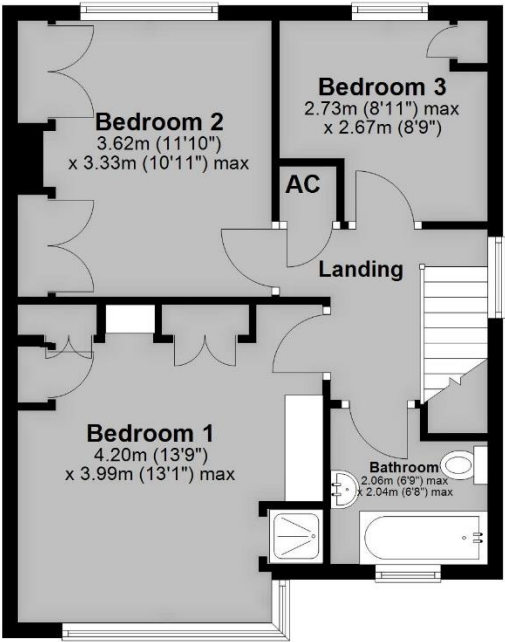
Approx. 77.7 sq. metres (836.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 46.4 sq. metres (499.9 sq. feet)



Tenure: Freehold
Council Tax Band: C

Total area: approx. 124.1 sq. metres (1336.3 sq. feet)

Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.



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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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