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Regent Close
Kingswinford

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5 Regent Close, Kingswinford DY6 9EE

Fantastic opportunity for an improved 2 Bedroom Detached Bungalow extended at the rear and further enhanced by the addition of a rear Conservatory. Viewing is essential here as the Bungalow is larger than first impressions.

Regent Close is a much sought after cul-de-sac location on the fringe of 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 a south east facing aspect.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom, L Shaped Lounge/Dining Room, enlarged Kitchen, Refitted Shower Room, Extended Bedroom 1 with wardrobes, Bedroom 2 with wardrobe and giving access to the large Rear Conservatory. There is also a Tandem Garage, Carport to front with Driveway and Rear Garden,

OVERALL, A GREAT OPPORTUNITY FOR A LARGER BUNGALOW AT THIS PRIME ADDRESS – EARLY INSPECTION IS HIGHLY RECOMMENDED

There is a composite double glazed main entrance door, Cupboard housing the Worcester gas central heating boiler, loft access (with ladder), walk-in Store and doors leading off.

The Guest Cloakroom has a white suite, including WC, corner basin with vanity cupboard below, part tiled walls, obscure UPVC double glazed side window and extractor.

There is an L shaped Lounge/Dining Room with Lounge area having a brick fireplace with tiled hearth, mantel and inset fire, UPVC double glazed side window, UPVC double glazed bow window to front and opens to the Dining area, also with UPVC double glazed window to front.

There is an enlarged Kitchen having a range of maple style wall/base cupboards, worktops, tiled splashback, sink and mixer tap, Stoves built-in double oven with cupboard over and pan drawers below, gas hob with cooker hood over, serving hatch to Dining Room, 2 appliance spaces, 2 UPVC double glazed side windows (1 obscure) and part obscure UPVC double glazed side door.

Bedroom 1 is extended to the rear and has 2 single wardrobes with bridging top cupboards, 2 bedside drawer units, bedside base cupboard, further wardrobe and adjoining drawer unit and UPVC double glazed window to Conservatory.

There is a refitted Shower Room having a white suite with large shower cubicle having screen/sliding door, WC, semi recessed basin with vanity cupboard, white ladder radiator, tiled walls, obscure UPVC double glazed side window and recessed ceiling lights.

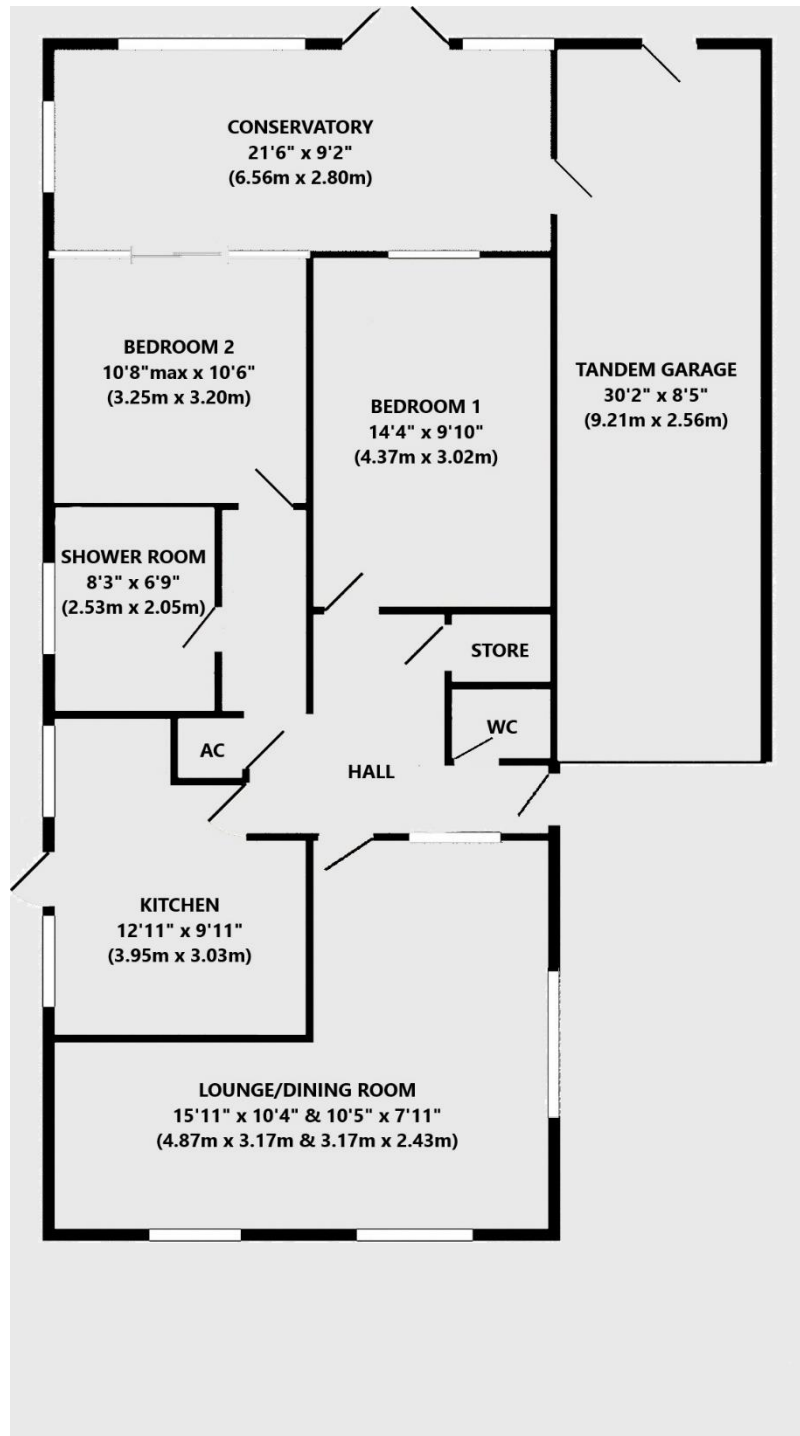
Bedroom 2 is located in the middle having a built-in double wardrobe, 2 three drawer units and UPVC double glazed sliding patio door to Conservatory.

There is a wide Rear Conservatory having a brick base with UPVC double glazing and top opening window windows, double doors to Garden, tiled floor and 2 ceiling lights with fans. A part double glazed UPVC door gives access to the Garage.

The Tandem Garage has an up and over door, rear UPVC double glazed door to Garden and power points. The Rear Garden has a paved patio, lawn, borders, side path and gate to front, rear tap and shed.

At the front, there is a Driveway providing off-road parking leading to the Carport.





FLOOR PLANS

Tenure: Freehold. 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>. Council Tax Band: D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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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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