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24 Winford Avenue
Kingswinford

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24 Winford Avenue, Kingswinford, DY6 8LT

This well presented and extended 3 Bedroom semi-detached family home offers spacious and well-appointed accommodation throughout. The ground floor features generous Lounge/Diner whilst the first floor has 3 good sized Bedrooms. Offered with no upward chain, this property offers a fantastic opportunity that shouldn't be missed—early viewing is highly recommended!

Situated in a quiet cul-de-sac on Winford Avenue, just off Burrows Road (which in turn leads from Bromley Lane) with local amenities including Tesco Express, transport links, good primary and secondary schools and a wide range of amenities within Kingswinford and at the Merry Hill shopping centre.

With gas central heating, UPVC double glazing and comprising; Porch, Breakfast Kitchen, Shower Room, Lounge/Diner, Landing, 3 well proportional Bedrooms, Family Shower Room, Rear Garden and driveway with parking.

OVERALL, A WELL PRESENTED FAMILY HOME LOCATED IN A QUIET CUL-DE-SAC AND AN IDEAL PROPERTY FOR A FIRST TIME BUYER!

There is a sliding door leading into the Porch and a further door into the Kitchen/Diner.

The Breakfast Kitchen is fitted with wall and base cupboards, laminate worktops, tiled splashbacks, inset sink and drainer, built in oven, grill and microwave, inset gas hob and extractor fan above, space for additional appliances, spotlights, breakfast area and doors to Lounge, first floor Landing and Shower Room.

The Shower Room is fitted with a white suite comprising; wc, pedestal sink, shower cubicle and understairs storage cupboard.

The Lounge/Diner is located at the rear and features a brick fireplace with electric fire, windows to the rear which provide ample natural lighting and a door leading out the rear Garden.

To the first floor, the Landing has useful loft hatch access and doors to;

There are 3 well proportional Bedroom, of which Bedrooms 1 & 2 features distant views. The Family Shower Room features a white suite comprising; wc with concealed unit, hand basin with concealed unit and storage below, shower cubicle, stylish vertical radiator and tiled walls.

Externally, the private, south west Rear Garden has step down to paved patio with further steps leading to a gravelled area. Furthermore, there is side access and shrubs at the rear. There is an integrated Garage which has an up and over door which is partly converted for storage use.

To the front there is blocked paved driveway and gravel.

The rear extension has had historic structural repair works and a certificate of structural adequacy was issued 29th November 2005.





FLOOR PLANS

Council Tax Band: C
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>.

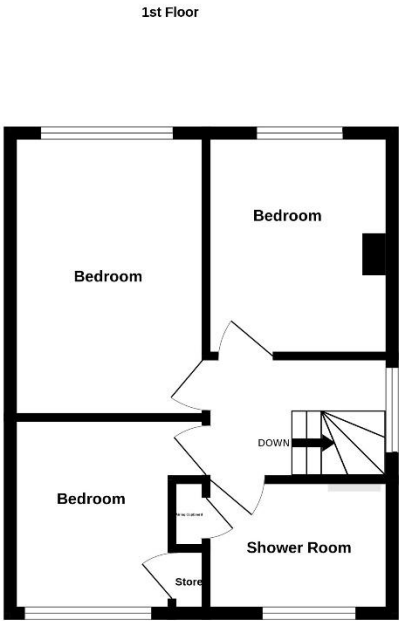
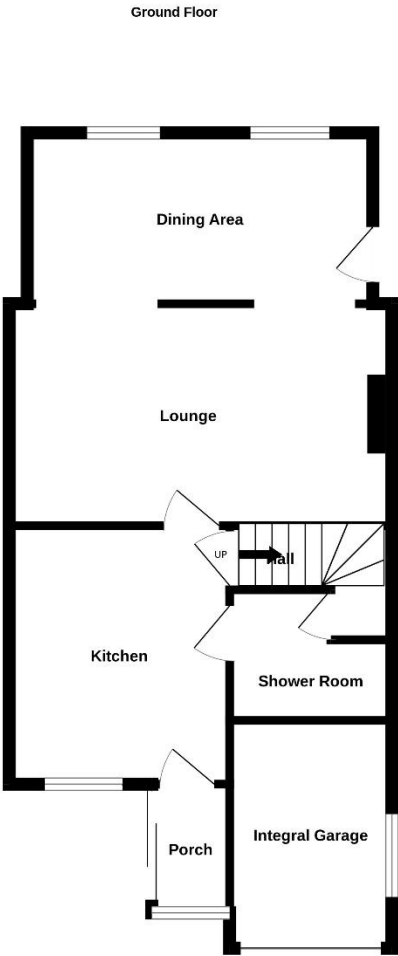
Measurement:

Breakfast/Kitchen: 3.4m x 2.9m
Shower Room: 2.1m x 1.9m
Lounge/Diner: 5.3m x 5.2m

Landing:

Bedroom 1: 4.0m x 2.6m
Bedroom 2: 3.1m x 2.6m
Bedroom 3: 2.5m x 2.4m
Shower Room: 2.1m x 1.6m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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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