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94 Nanaimo Way
Kingswinford

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94 Nanaimo Way, Kingswinford, DY6 8TY

A fantastic opportunity for cash buyers and investors to purchase this 2 bedroom semi-detached home. Excellent potential to improve and personalise. Positioned within a good location within easy access of all local amenities, Kingswinford Village and schools of good repute. Benefits from gas central heating, double glazed windows and driveway parking.

Accommodation briefly comprises, Reception Hall, Dining Kitchen, Lounge, First floor Landing, Bedroom 1, Bedroom 2 and Family Bathroom. To the rear there is a good sized private Garden with Outhouse ideal for storage.

OVERALL, A GREAT OPPORTUNITY FOR CASH BUYERS OR INVESTORS! –
INSEPCION IS HIGHLY RECOMMENDED!

On the ground floor, the UPVC front doors opens into the Reception Hall, which has stairs to first floor, storage cupboard and door to Dining Kitchen.



The Dining Kitchen is fitted with a range of wall and base cupboards, worktops, tiled splashback, inset sink and drainer, gas hob with extractor fan above, inset oven and space for appliances. In addition, there is understairs storage, space for dining table, door to side access and sliding patio door to rear Garden. The Lounge is located at the front and benefits from a gas fire with surround.

On the first floor, there is a Landing with loft access and doors to;

There are 2 double Bedroom, of which Bedroom 2 benefits from built in wardrobes. The family Shower Room has a modern white suite comprising; WC, hand basin with storage below, shower with electric shower head and radiator.

Externally, the private rear Garden has gavelled patio with lawn beyond. Furthermore, there is an Outhouse, side access and shrubs throughout.

At the front, there is a blocked paved driveway providing off road parking.

A mining report is available upon request.

Tenure: Freehold

Council Tax Band: A



FLOOR PLANS



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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>

www.leeshaw.com





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we sell **homes.**