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22 Kendall Rise
Kingswinford

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22 Kendall Rise, Kingswinford, DY6 8LN

This deceptively spacious and well planned 3 bedroom semi-detached family home offers the perfect opportunity to personalise and modify. Boasting a spacious Lounge, Kitchen/Diner and an East facing rear Garden. This property is well worth viewing!

Kendall Rise is situated in a cul-de-sac location leading off Granville Drive and is well placed for shops, amenities, transport links and local schools.

With gas central heating, UPVC double glazing and accommodation comprising; Porch, Lounge, Kitchen/Diner, Conservatory, Garage/Utility, Landing, 3 Bedrooms, Bathroom and rear Garden.

OVERALL A PARTICULARLY SPACIOUS 3 BEDROOM FAMILY HOME, LOCATED IN A POPULAR CUL-DE-SAC IN KINGSWINFORD. WITH PLENTY OF SPACE AND FURTHER SCOPE TO MODIFY IF REQUIRED!

The UPVC front door leads into the porch which has a further door into the Lounge. The good size Lounge has stairs to first floor and a door leading into the Kitchen.



The Kitchen/Diner is fitted with cream wall and base cupboards, worktops, inset sink and drainer, gas hob with extractor, built in oven, space for fridge and doors to both Garage and Conservatory.

The Conservatory is UPVC and brick built with a fan light and French doors lead out to the rear Garden.

The Garage has an up and over door, white gloss cupboards, worktops and space for additional appliances.

On the 1st floor Landing there is loft access, an airing cupboard which houses the boiler and doors to;

There are 3 good sized Bedrooms of which Bedroom 1 benefits from built in wardrobes. The family Bathroom is fitted with a white suite comprising; wc, hand basin with storage below, bath with electric shower over, radiator and half tiled walls.

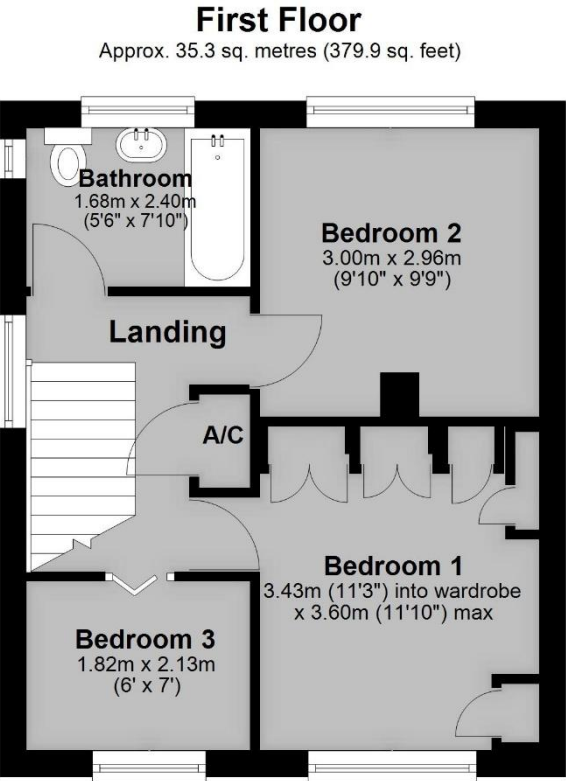
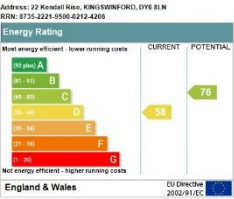
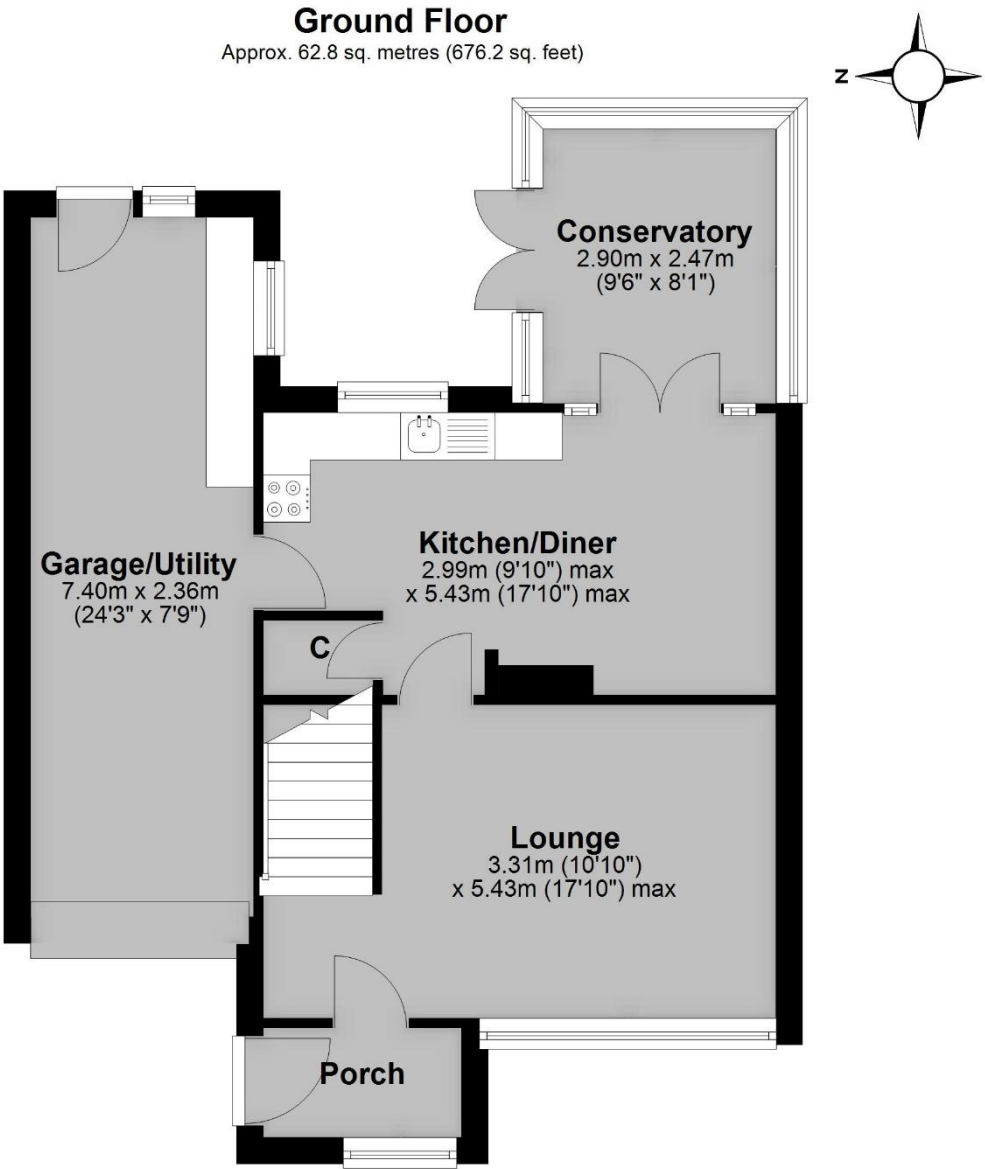
Externally, the rear Garden enjoys an East facing aspect with paved patio and lawn beyond. Furthermore, there is an outside tap and shrubs throughout.

To the front, there is a tarmac driveway.

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: C



FLOOR PLANS



Total area: approx. 98.1 sq. metres (1056.0 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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