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Broad Street
Kingswinford

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22 Broad Street, Kingswinford DY6 9LR

This period style, 2 Bedroom Semi-detached would make an ideal first time home, offering potential to further update and personalise, enjoying a long south facing Rear Garden and is available with no onward chain.

Broad Street is a popular location in the old quarter of Kingswinford, linking Market Street to Cot Lane and is well placed to walk to amenities at the centre of Kingswinford, making it convenient.

With gas central heating and comprising: Porch Entrance, Through Lounge/Dining Room, Kitchen, Lobby, Ground Floor Shower Room, 1st Floor Landing and 2 Bedrooms.

OVERALL, A CONVENIENT PLACED PROPERTY WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance being UPVC double glazed with 2 top opening windows, part double glazed UPVC door and further UPVC door opening to the Lounge/Dining Room.

The Lounge/Dining Room is a through room and has a timber single glazed window to Porch, corner cupboard (with electric and gas meter), laminate floor, open tread staircase to 1st Floor with spindle balustrade, 2 radiators, UPVC double glazed rear window, brick fireplace with timber mantel, side display shelf on either side, hearth and inset fire.

A door gives access to the Kitchen having a range of cream shaker style wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, Zanussi freestanding gas cooker, AEG washing machine, Worcester gas central heating boiler, UPVC double glazed side window and sliding door to Lobby.

The Lobby has a Store (with radiator), rear timber door to Garden and door to Shower Room.

The Shower Room has a white suite, including corner shower cubicle with curved screen doors and Triton shower, semi recessed basin with vanity cupboards below, combined WC with concealed cistern and adjoining vanity cupboards, part tiled walls, obscure UPVC double side window and radiator.

On the 1st Floor, there is a Landing having laminate floor, wardrobe and doors to 2 Bedrooms.

Bedroom 1 is a generous size double room with UPVC double glazed window, 2 radiators and picture rail. Bedroom 2 is a double size room with UPVC double glazed window, radiator and cupboard having loft access.

There is a long south facing Rear Garden having a paved yard area with gate to shared Entry. The paved area continues with 2 sheds, steps lead onto a lawned garden area elevating slightly to the rear and there is a greenhouse, pond, rear split level paved area with summerhouse and further area beyond.

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: B





FLOOR PLANS

Porch

Lounge/Dining Room: 22'1" x 10'10"
(6.73m x 3.32m)

Kitchen: 10'6" x 6'4"
(3.20m x 1.94m)

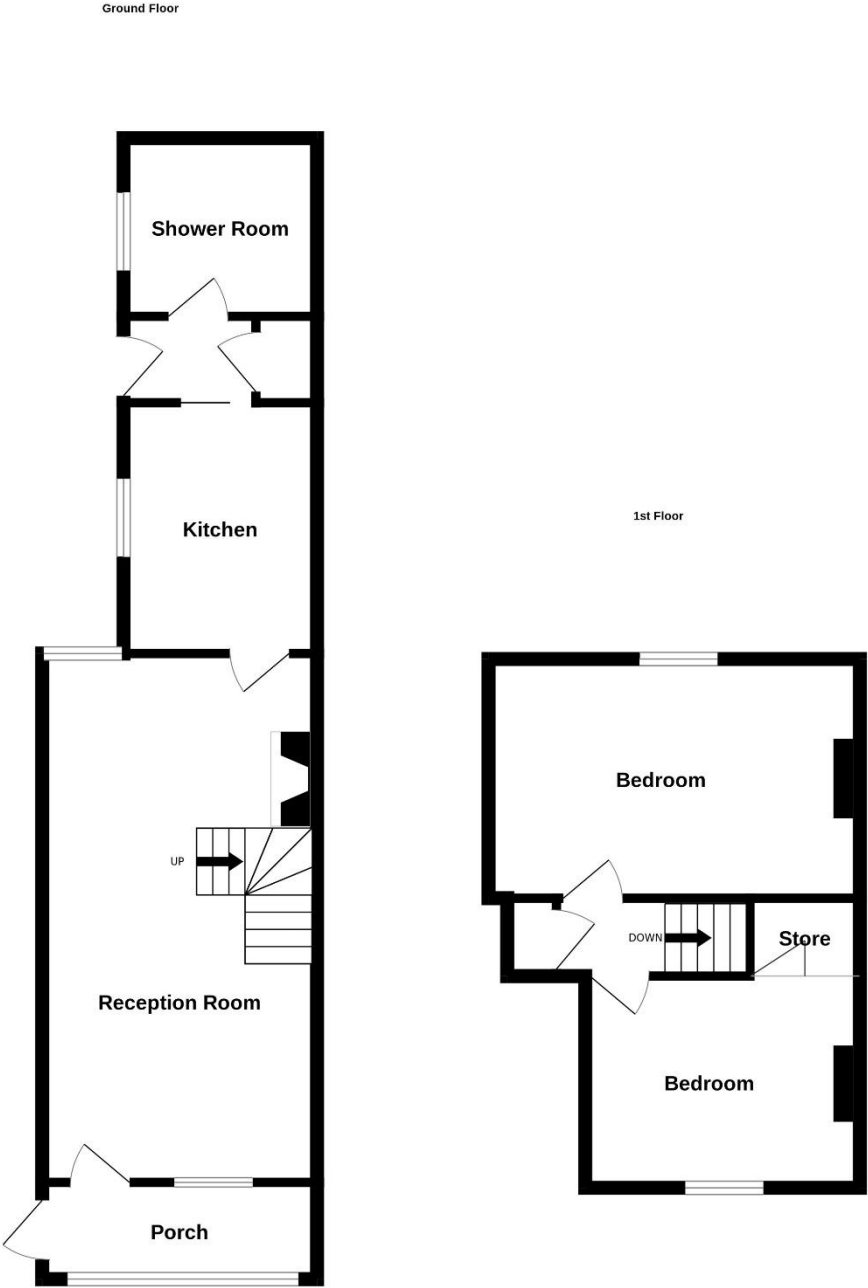
Lobby

Shower Room: 7'2" x 6'2"
(2.20m x 1.89m)

Landing

Bedroom 1: 14'7" x 9'11"
(4.46m x 3.02m)

Bedroom 2: 11'3" x 8'10"
(3.45m x 2.70m)





ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 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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We don't sell houses, we sell **homes**.

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