



Bloore King & Kavanagh

Sales & Lettings



5 The Parade
Kingswinford, DY6 9AX

Offers Over £300,000

Property Description

A THREE BEDROOM SEMI DETACHED style property. Based in a very popular and sought after area of DY6 Kingswinford, close to local amenities and quality primary and secondary schools.

The property briefly comprises; lounge, fitted kitchen diner, utility room, three bedrooms and house bathroom with electric shower over the bath. Also benefitting from gas central heating and double glazing throughout, a large enclosed rear garden, garage and off road parking to the front.

NO UPWARD CHAIN. EPC - C / CT Band - C

Location

Kingswinford is a town of the Metropolitan Borough of Dudley in the English West Midlands, situated 5 miles (8.0 km) west-southwest of central Dudley.

The current economic focus of Kingswinford is education and housing for commuters. Positioned at the far western edge of the West Midlands Urban Area it borders on a rural area extending past the River Severn; but its position at the edge of the Black Country and its long standing in the area means it has had significant industrial influence in the past.

Porch

1.36m x 2.49m (4'5" x 8'2")

Maximum width into recess. Door leading to entrance hallway.

Entrance Hallway

4.09m x 1.81m (13'5" x 5'11")

Stairs leading to first floor accommodation. Doors leading to lounge and fitted kitchen diner. Under stairs storage available.

Lounge

3.63m x 3.63m (11'10" x 11'10")

Window to front.

Fitted Kitchen Diner

5.56m x 3.60m (18'2" x 11'9")

Window to side with French patio doors leading to the enclosed rear garden and a separate door leading to the utility room. A range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill with four ring gas hob and fitted extractor hood over.

Utility Room

2.23m x 1.24m (7'3" x 4'0")

Plumbing for a washing machine installed. Access to rear via side door.

Landing

2.46m x 0.91m (8'0" x 2'11")

Window to side. Loft access available. Doors leading to all upstairs rooms.

Bedroom One

3.65m x 3.32m (11'11" x 10'10")

Window to front.

Bedroom Two

3.35m x 3.63m (10'11" x 11'10")

Window to rear.



Bedroom Three

2.15 x 2.38 (7'1" x 7'10")

Window to front.

Family Bathroom

2.10 x 2.36 (6'11" x 7'9")

Three piece bathroom suite comprising of; low level flush pedestal wash hand basin and bath with electric shower over. Built in cupboard housing boiler. Window to rear.

Garage

2.23m x 4.97m (7'3" x 16'3")

Up and over door to the front. Access also available to the rear.

Rear of the Property

Rear garden mainly laid to lawn with smaller patio area. Access available to the garage from the rear.

Disclaimer

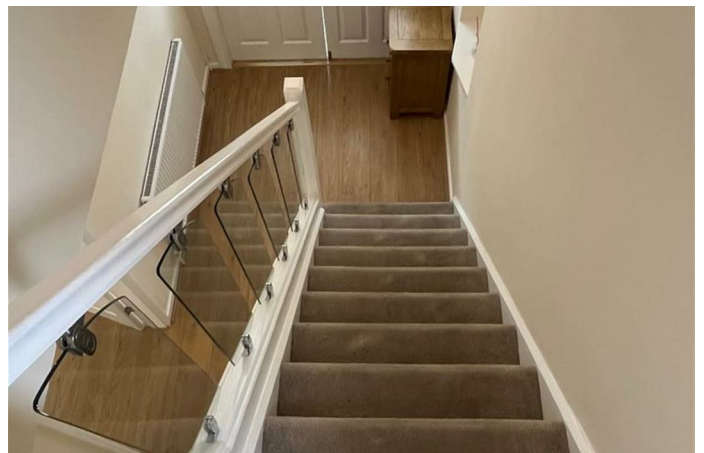
Please note current marketing photos being utilised are from the original letting advert back in 2020.

Freehold

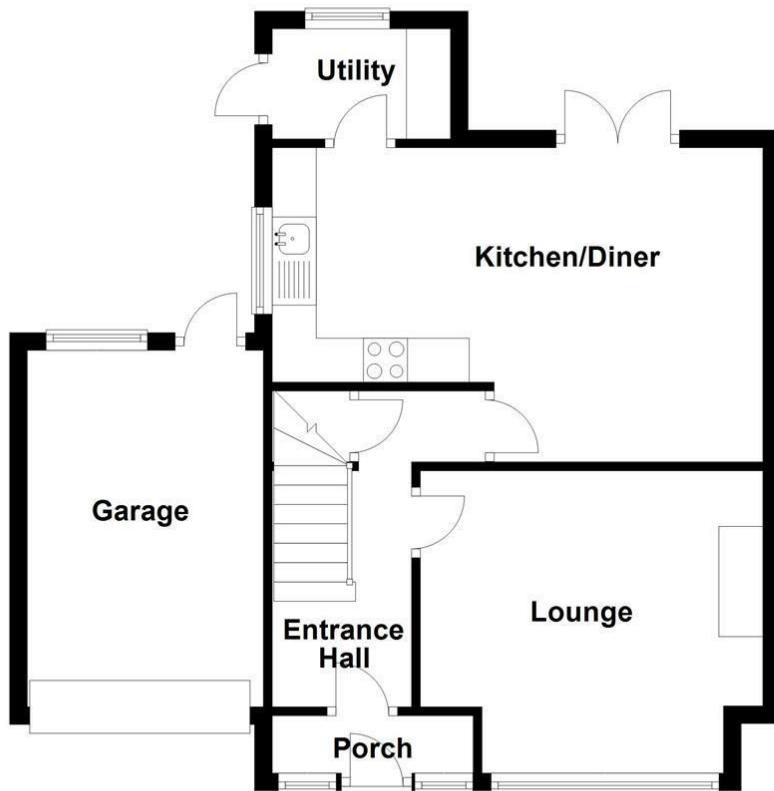
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

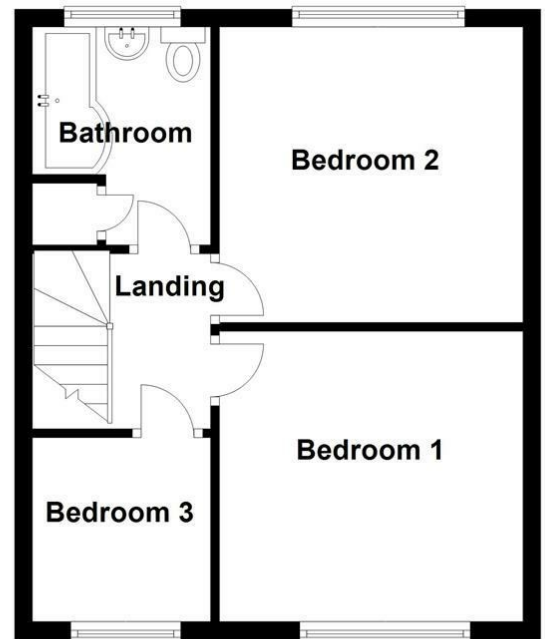
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



Ground Floor



First Floor



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