



31 Auckland Road, Kingswinford, DY6 8JF

BERRIMAN
EATON

31 Auckland Road, Kingswinford, DY6 8JF

This is an exclusive brand new development of only 3 high quality residences occupying an elevated position with a private aspect to the front. There is ample off road parking, large garage and an enclosed rear garden. Internally the property comprises two spacious bedrooms, modern family bathroom, generous living room and dining kitchen fitted with integrated appliances. There is double glazing , double glazing, a 10 year structural guarantee. and NO UPWARD CHAIN.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Auckland Road is situated in Kingswinford and has excellent access to the shops and facilities close by as well as excellent access to Stourbridge and Merry Hill Centre. The property is well placed for Pens Meadow Special Education School and Fairhaven Primary School is also close by.

DESCRIPTION

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ACCOMMODATION

There are steps rising to the ENTRANCE HALL which is accessed through a composite door with opaque insets, double glazed opaque side panel, storage cupboard housing the wall mounted central heating boiler, spotlights and radiator. The LIVING ROOM has a double glazed window to the front elevation, radiator and door into the KITCHEN/DINING ROOM. This is fitted with a high quality range of wall and base units with complementary work surfaces, inset one and a half bowl with drainer and mixer tap. There are integrated appliances including Bosch oven and microwave, 4 ring gas hob and fitted chimney extractor, fridge, freezer, dishwasher and washing machine. There is a loft access, double glazed door to the rear garden, two double glazed windows to the rear elevation, spotlights, radiator and tiled floor.

The BATHROOM is fitted with a white suite which comprises bath with shower over and glazed screen, pedestal wash hand basin, low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation, spotlights, tiled floor and part tiling to the walls. DOUBLE BEDROOM 1 has a double glazed window to the front elevation and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator.

OUTSIDE

The property is located on a private road serving the three properties, there is a tarmac driveway providing off road parking and access to the GARAGE which has an elevating door. There is side gated access to the REAR GARDEN which has a paved patio area, steps to a raised lawn, which gives a fantastic view due to its elevation, and is enclosed by the fencing. There is external lighting and a tap.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND D – DUDLEY MBC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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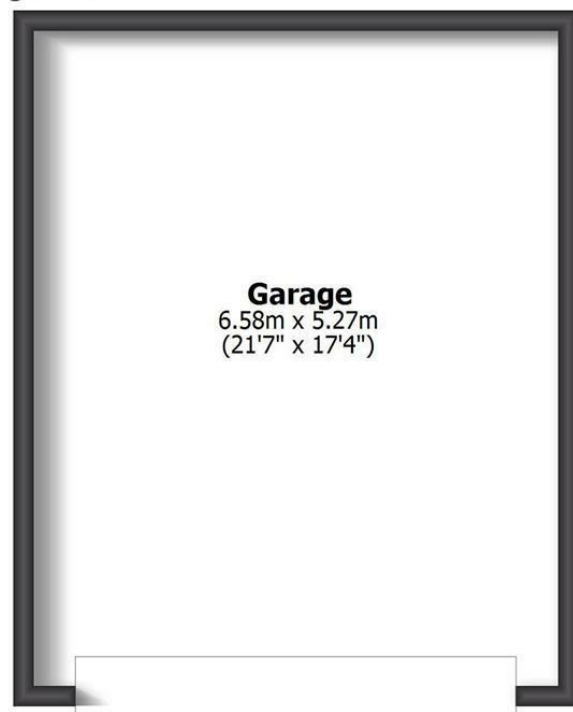
Offers In The Region Of
£350,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Plot 2, Auckland Road
Kingswinford



Lower Ground Floor



Ground Floor

HOUSE: 64.2sq.m. 691sq.ft.
GARAGE: 34.7sq.m. 373sq.ft.
TOTAL: 98.9sq.m. 1064sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

