



## 31 Oregon Close

, Kingswinford, DY6 8SJ

Offers in the region of £350,000



Situated conveniently close to both primary and secondary schools, as well as local amenities, this property offers a desirable location for families and couples alike. Its proximity to a bus route adds further accessibility. Furthermore, the house is equipped with gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the seasons.

This immaculately presented freehold extended detached home sits on a commanding large corner plot, offering three bedrooms and a shower room. The interior boasts a fabulous spacious lounge and separate dining room, providing ample space for relaxation and entertaining. Additionally, there's an office for those who work from home, along with a well-appointed kitchen and utility room for added convenience. The ground floor features a cloakroom/wc, enhancing practicality.

Outside is a delightful rear garden with shaped lawn, patio and well stocked raised borders. Pedestrian access to the detached garage and driveway



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Combining these elements creates a functional and enjoyable outdoor space for various activities and enhances the overall appeal and usability of the property

Council Tax D

### **Utility Room 2.34 x 3.25**

Entered through a UPVC double glazed door into the spacious utility room, comprising gloss white base and wall units complimented with black marble effect work top, plumbing for both a washing machine and dishwasher. Further enhanced with large walk in cupboard with wall lighting and shelving. Benefits include wall mounted Ideal boiler, UPVC double glazing to the side elevation, ceramic tiled flooring and ceiling strip light. Glazed door leads into the kitchen

### **Kitchen 2.54 x 2.92**

This well equipped kitchen comprises of gloss white base, wall and display units, complimented with black marble effect work top, tasteful tiled splash back and flooring along with a carbonate single and a half sink unit with mixer tap. Further enhanced with a New World double electric oven and Neff gas hob and an extractor hood. Benefits include UPVC double glazing to the front elevation and ceiling strip light. Glazed door leads to the hallway

### **Hallway 3.47 x 1.77 max**

With a handy storage cupboard, gas central heating, ceiling light point and wood effect flooring. Doors lead to the office, cloakroom and lounge with stairs rising to the first floor

### **Porch/ Office 1.46 x 2.31**

With UPVC double glazing to the front elevation and UPVC double glazed door leading to the front elevation

### **Ground Floor Cloakroom/W.C 1.42 x 1.33**

Comprising of a stylish vanity unit inset with wash hand basin and close coupled W.C. Complimented with ceiling light point along with tasteful ceramic tiled walls and flooring

### **Lounge 5.67 x 4.74**

Located to the rear of the property this fabulous lounge oozes style and space with the impressive brick & oak effect fire place with brick back and tiled hearth, inset with a dual fuel stove by Carron which burns both wood and coal for extra efficiency and convenience. The large UPVC double glazed windows and French doors allow natural light to pour into this room which benefits from an artex and coved ceiling with lights points and gas central heating. Obscure glazed French doors lead into the formal dining room

### **Separate Dining Room 4.69 x 2.97**

Such a wonderful space offering versatility for relaxing or formal dining with UPVC double glazing to the rear and side elevation, ceiling light point and gas central heating

### **Stairs and Landing 0.82 x 2.36**

With UPVC obscure glazing, ceiling light point and access hatch to the loft. Doors lead to three bedrooms and shower room

**Bedroom One 3.60 x 2.84**

With UPVC double glazing, ceiling light point and gas central heating

**Bedroom Two 3.69 max x 2.84**

Recently stripped and ready for redecoration. Offering UPVC double glazing, ceiling light point, gas central heating and a handy built in cupboard with shelving

**Bedroom Three 2.66 x 2.18**

Boasting both a built in wardrobe and cupboard with shelving. This good size third bedroom benefits from UPVC double glazing, ceiling light point and gas central heating

**Refitted Shower Room 2.74 x 2.16**

This thoughtfully and expensively refitted shower room comprises of stylish combination gloss white vanity unit inset with a wash hand basin and w.c. Complimented with a double shower cubical with sliding doors and chrome effect electric Triton shower. Enhanced with tasteful tiled walls and flooring. Benefits include obscure UPVC double glazing, ceiling strip light and tall ladder style radiator.

**Rear Garden**

A most delightful well tendered rear garden offering a place of tranquility or for entertaining. With a combination of crazy paving and Indian stone patio, beautifully shaped lawn and well stocked raised flower beds. There is access to the garage and front elevation

**Garage 2.46 x 5.29**

With up and over door to tarmacadam driveway, shelving, ceiling strip lights and door allowing access to the rear garden





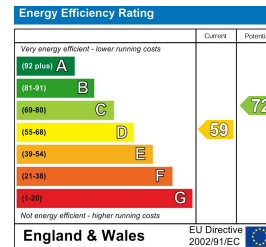
## Area Map



## Floor Plans



## Energy Efficiency Graph



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