

# PTN Estates

Residential Sales & Lettings



78 Herringbone Way, , Kingswinford, DY6 7NF

£375,000

Situated on the popular 'Catesby View' this superb modern four-bedroom detached property offers plenty of space and versatility. The attractive lounge and sitting room provide comfortable areas for relaxation and entertainment, while the fitted breakfast kitchen and utility room offer convenience and functionality. Having both a ground floor WC and en-suite is a practical bonus for busy households. The presence of gas central heating and UPVC double glazing ensures comfort and energy efficiency, which is always a plus. The delightful rear garden is likely a wonderful outdoor space for leisure and enjoyment, and the tandem driveway offers ample parking. Plus, the remaining NHBC warranty provides peace of mind regarding the property's structural integrity.

Council Tax Band D

There is an £124 annual fee for maintenance to the grounds of Catesby View

**Hallway 1.88 x 4.03**

Upvc entrance door into hallway, ceramic tiled floor, gas central heating radiator, ceiling light point, stairs to first floor, under stairs storage cupboard and doors off to the lounge, sitting room, wc and dining kitchen

**Lounge 3.59 x 4.76**

Upvc double glazed window to the front elevation, two gas central heating radiators, ceiling light point

**Sitting Room / Office 2.69 x 2.84**

Upvc double glazed window to the side elevation, ceiling light point, gas central heating radiator and media unit

**Ground Floor WC 1.77 x 0.99**

Low flush wc, wash hand basin, chrome towel rail, inset spotlights, extractor fan part tiled walls and upvc double glazed window to the front elevation

**Kitchen / Diner 5.78 x 3.06 (max)**

Benefiting from an array of Dove Grey wall and base units with white marble effect work tops, stainless steel one and half bowl sink unit, integrated fridge/freezer and dish washer, AEG five ring gas hob, double oven and breakfast bar. Inset spotlights, ceramic tiled floor, Upvc French doors to the rear garden, Upvc double glazed window to the side elevation, gas central heating radiator and door to the utility room

**Utility 1.63 x 3.06**

Dove Grey base units with rolled edge work tops, stainless steel one and half bowl sink unit, plumbing for automatic washing machine, Ideal logic wall mounted boiler, inset spots, ceramic tiled floor, gas central heating radiator and door onto rear garden

**Landing**

Ceiling light point, upvc double glazed window to the front elevation, gas central heating radiator, loft access hatch, door to cupboard housing pressurised hot water tank, doors off to the four bedrooms and family bathroom

**Bedroom One 3.66 x 3.54**

Upvc double glazed window to the front elevation, ceiling light point, gas central heating radiator, built in wardrobes and door to the en-suite

**En-suite 2.18 x 1.39**

Double shower cubicle with power shower, pedestal wash hand basin, low flush wc, extractor fan, inset spotlights, chrome towel radiator, tiled floor and part tiled walls, shavers point, upvc double glazed window to the side elevation

**Bedroom Two 2.71 (max) x 4.04 (max)**

Upvc double glazed window to the side elevation, gas central heating radiator and ceiling light point

**Bedroom Three 3.64 (max) x 2.82**

Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point and built in wardrobe

**Bedroom Four 2.62 x 2.06(max)**

Upvc double glazed window to the side elevation, gas central heating radiator, ceiling light point and wardrobe

**Family Bathroom 2.01 x 1.89**

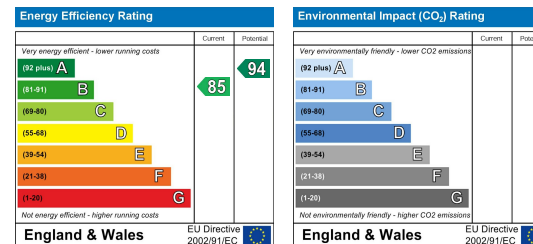
Panelled in bath with shower above, pedestal wash hand basin, low flush wc, chrome towel radiator, tiled floor and part tiled walls, inset spotlights and upvc double glazed window to the rear elevation

**Garden**

Delightful rear garden with paved patio area and laid to lawn, outside tap and power points and side gate to tandem driveway

**Driveway**

Tandem driveway with electric car charging point and useful power point.



**Accuracy of Brochures**

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

**Services/Disclaimer**

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

**Transparency**

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.

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