

PTN Estates

Residential Sales & Lettings



19 Larch House 241 High Street, , Kingswinford, DY6

£65,000

SOLD WITH TENANT PAYING £695 PCM

Nestled in the heart of Kingswinford on the iconic High Street, this charming one-bedroom apartment offers a perfect blend of modern living and convenience. Situated on the first floor of a contemporary building constructed between 2010-2019, this property boasts a sleek design and a prime location.

As you step inside, you are greeted by a spacious reception room that seamlessly combines a lounge, dining area, and a fully fitted kitchen complete with modern appliances. The layout is perfect for entertaining guests or simply relaxing after a long day.

The bedroom is cosy and inviting, providing a peaceful retreat for rest and relaxation. The bathroom features a convenient shower over the bath, adding a touch of luxury to your daily routine.

With low tariff electric heating and UPVC double glazing throughout, this apartment offers both comfort and energy efficiency. Additionally, the property includes parking space for one vehicle, ensuring that you never have to worry about finding a spot after a long day.

Located close to a park and the village, this apartment offers the best of both worlds - a tranquil setting with easy access to local amenities.

Council Tax A

Hallway 1.00 x 2.08

Entrance is through a heavy fire proof door into the hallway, with ceiling light point, main fuse box and intercom telephone. Doors lead to bathroom, bedroom and kitchen/lounge

Bathroom 1.70 x 2.08

Comprising of a white three piece suite that consists of a paneled in bath with thermostatic shower over and screen, pedestal wash hand basin with mixer tap and close coupled W.C. Complimented with tiled splash back and wood effect flooring. Benefits include stainless steel effect ladder style heater, shavers point and ceiling spot lights

Combined Kitchen Area 2.68 x 2.09

The fabulous size living area comprises of a fitted kitchen with both base and wall wood grain effect units complimented by rolled edge marble effect work top, single stainless feel effect sink unit with mixer tap and tasteful tiled splash back. Further enhanced with wood effect flooring, electric fitted oven, ceramic hob and a chimney style extractor hood. Benefits include ceiling spot light and a handy built in cupboard with shelving that homes the water tank and has plumbing for an automatic washing machine.

Lounge Area 2.94 x 2.09

The splendid lounge area benefits from UPVC double glazing to the rear elevation, low tariff heating and ceiling light point

Bedroom 2.73 x 4.84

This wonderful size bedroom boasts UPVC double glazing to the rear elevation, low tariff heating and ceiling light point

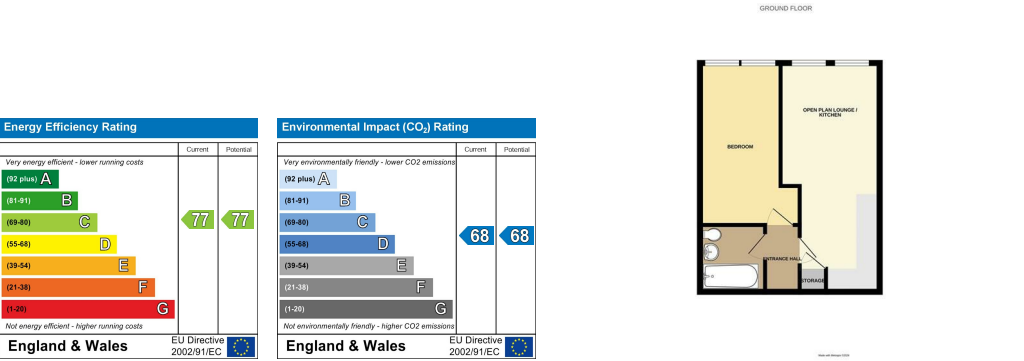
All Uk agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £25+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

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Important Information

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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's 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.