

PTN Estates

Residential Sales & Lettings



62 Balfour Road, , Kingswinford, DY6 7DT

£300,000

Nestled on the charming Balfour Road in Kingswinford, this delightful freehold detached house with garage offers a perfect blend of comfort and modern living. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The inviting lounge provides a warm atmosphere for relaxation, while the separate dining room is perfect for entertaining guests or enjoying family meals.

The heart of the home is undoubtedly the beautifully re-fitted shaker style kitchen it boasts an array of modern appliances, including an induction hob, double oven, microwave, fridge freezer, and dishwasher, ensuring that culinary enthusiasts will feel right at home. Additionally, there is plumbing for a washing machine, adding to the convenience of daily living.

The property features a re-fitted bathroom and a handy ground floor WC, catering to the needs of a busy household. Outside, the delightful rear garden offers a tranquil space for outdoor activities or simply unwinding in the fresh air. The concrete imprint double driveway at the front provides ample parking space, while the detached garage at the rear adds further practicality.

With gas central heating and UPVC double glazing throughout, this home ensures warmth and energy efficiency. This property is not just a house; it is a wonderful opportunity to create lasting memories in a welcoming community. Don't miss the chance to make this charming residence your own.

Council Tax C

Hallway

Composite entrance door, gas central heating radiator, ceiling light point, laminate flooring, door to ground floor wc, stairs to first floor and door to the lounge

WC 0.91 x 1.85

Low flush w.c wash hand basin in vanity unit, gas central heating radiator, ceiling light point and upvc double glazed window to the side elevation

Lounge 4 (max) x 4.64

Upvc double glazed leaded bow window to the front elevation , gas central heating radiator, two ceiling light points, electric fire suite and opening to dining room

Dining Room 2.49 x 3.45

Double glazed patio doors, gas central heating radiator, ceiling light point, laminate flooring and door to under stairs storage cupboard

Re-fitted Kitchen 2.40 x 3.44

Re-fitted shaker style light blue kitchen with stainless steel single drainer sink unit, Lamona induction hob, double oven, extractor hood, dish washer and fridge. freezer, plumbing for automatic washing machine, wood effect work surfaces, upvc double glazed window to the rear elevation and upvc door to the side elevation.

Landing

Ceiling light point, loft access hatch with pull down ladders, doors off to the three bedrooms and bathroom and cupboard housing Worcester combination boiler which was fitted in 2023 and is still under warranty.

Bedroom One 2.91 x 4.57 (into wardrobes)

Upvc double glazed leaded window to the front elevation, gas central heating radiator, ceiling light point and built in wardrobes with mirrored sliding doors

Bedroom Two 2.94 (into doorway) x 3.45

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

Bedroom Three 2.49 x 2.62

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

Rear Gardens

Delightful rear garden laid to lawn with paved patio and path, outside tap and upvc door to access the garage

Detached Garage

Up and over door, light points and power, upvc double glazed door and window

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-58) D		
(-13-54) E		
(-21-38) F		
(-1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
440 sq ft (102 sq ft) approx.



TOTAL FLOOR AREA: 104 sq ft (102 sq ft) approx.
Based on 2005

1ST FLOOR
420 sq ft (284 sq ft) approx.



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.