

# PTN Estates

Residential Sales & Lettings



1 Madeley Road, , Kingswinford, DY6 8PF

£325,000

Situated in a prominent corner position on Madeley Road in the charming area of Kingswinford, this delightful detached house offers a perfect blend of space and comfort, ideal for family living. The property boasts four bedrooms, providing ample accommodation for a growing family or those who enjoy having guests. The ground floor features a welcoming lounge, enhanced by a lovely bow window that allows natural light to flood the room, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the modern kitchen diner, which showcases sleek white high gloss units, complete with an oven, hob, and extractor fan, making it a joy for any culinary enthusiast. Adjacent to the kitchen, a convenient utility room adds practicality to daily life, while a ground floor WC and shower offer added convenience for family and visitors alike.

The property is set on a generous corner plot, providing a large rear garden that is perfect for outdoor activities, gardening, or simply enjoying the fresh air. The paved driveway accommodates ample parking. Additionally, the garage and secure gated parking enhance the property's appeal, offering both security and convenience and ideal for someone with a caravan or motor home.

With gas central heating and the majority of windows double glazed, this home is not only comfortable but also energy efficient. The first floor shower room adds to the practicality of the layout, making this property a truly versatile family home.

This house is offered with vacant possession, allowing for a smooth transition for the new owners. If you are seeking a spacious and well-appointed home in a desirable location, this property on Madeley Road is certainly worth considering.

**Porch 2.57 x 1.19**  
Upvc double glazed patio entrance door, upvc double glazed window to side elevation and ceiling light point.

**Lounge 5.45 x 3.27**  
Upvc composite door, double glazed bow window to the front elevation, three gas central heating radiators, four wall lights, spiral staircase, archway to dining area

**Kitchen / Diner 5.45 x 3**  
Benefiting from an array of high gloss wall and base units, integrated oven, hob and extractor, white one and half bowl sink unit, breakfast bar, two ceiling light points, gas central heating radiator, upvc double glazed window to the rear elevation, patio doors onto sun room, and further door to inner lobby

**Sun room 2.03 x 2.45**  
Ceiling light point and patio door to rear garden

**Inner Lobby**  
Tiled walls, chrome towel radiator, two inset spotlights, shower cubicle with power shower and extractor fan

**Utility 2.49 x 1.66**  
Wall mounted Valiant boiler, tiled walls, wash hand basin, upvc double glazed window and door to the rear elevation.

**Bedroom Four / Office 3.39 x 1.4**  
Upvc double glazed door and bow window to the front elevation, ceiling light point and gas central heating radiator

**Bedroom One 3.27 x 3.42**  
Upvc double glazed window to the front elevation, gas central heating and ceiling light point

**Bedroom Two 2.99 x 3.07**  
Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point and loft access hatch

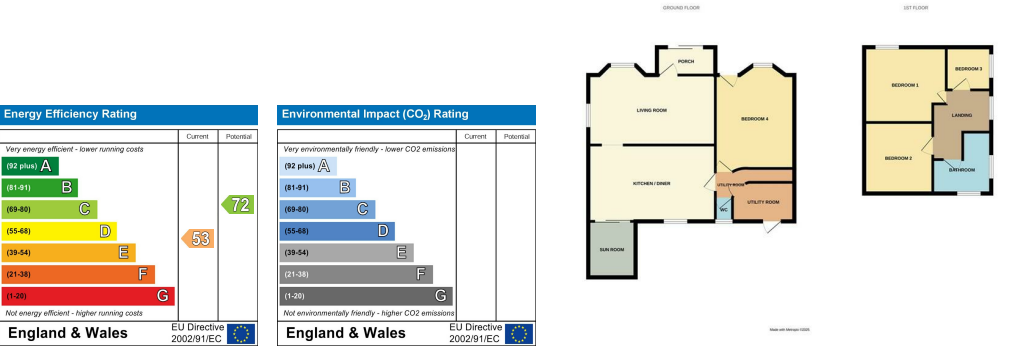
**Bedroom Three 2.12 x 1.83**  
Upvc double glazed window to the side elevation, gas central heating radiator and ceiling light point

**Shower Room 2.39 x 2.59**  
Shower room with corner shower cubicle, low flush w.c, wash hand basin in vanity unit, two ceiling light points, chrome radiator, windows to side and rear elevation

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

**Rear Garden**  
Brick built garage, large garden with paved areas and mature shrubs and trees, outside tap and double gates to additional parking

**Important Information**  
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.



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.