

PTN Estates

Residential Sales & Lettings



58 Ash Crescent, , Kingswinford, DY6 8DJ

£260,000

Located in the charming area of Ash Crescent, Kingswinford, this fantastic three-bedroom family home has been thoughtfully modernised throughout, making it an ideal choice for those seeking comfort and style. Upon entering, you will find a spacious reception room complete with media wall that welcomes you with warmth and light, perfect for family gatherings or quiet evenings in.

The heart of the home is undoubtedly the large refitted kitchen, which boasts sleek matt style units, a double oven, a hob, and an extractor fan, providing both functionality and elegance.

The property features two generously sized double bedrooms and a single bedroom, offering ample space for family members or guests. The refitted bathroom is a true highlight, showcasing a modern three-piece white suite, complete with a power shower and fully tiled walls, creating a serene environment for relaxation.

Outside, the property benefits from a large driveway that can accommodate up to three cars, providing convenience for families with multiple vehicles. The expansive garden presents a wonderful opportunity for outdoor activities, gardening, or even the potential for an extension, should you wish to expand your living space further.

This delightful home in Kingswinford is perfect for families looking for a blend of modern living and outdoor space. With its excellent features and prime location, it is not to be missed.

Approach

Set back from the road via a large tarmac driveway with ample space for three vehicles, access is via the UPVC front door and access to side storage space and rear garden via a second UPVC front door

Entrance Hall 1.7 x 4.4

Complete with UPVC double glazed window to side elevation, ceiling light point, UPVC front door with obscure glazed panel

Lounge 3.6 x 3.7

Complete with UPVC double glazed window to front elevation, double gas central heated radiator, ceiling light point and fully fitted media wall

Kitchen 5.5 x 3.2

Complete with re fitted attractive Matt wall and floor units with complimentary roller edge worktops and tiled splashback, ceramic hob and extractor, fitted double oven, plumbing for automatic washing machine and American style fridge freezer, under stairs storage cupboard, spotlights, gas central heated radiator, double UPVC glazed French doors and UPVC double glazed window to rear elevation

Storage Room 2.2 x 2.4

Complete with UPVC door to driveway and rear door to garden, UPVC obscure double glaze window to front elevation and ceiling light point

Landing 1.8 x 2.4

Complete with UPVC double glazed window to side elevation, ceiling light point and loft access hatch with fitted ladder to partly boarded loft

Bedroom 1 3.6 x 3.8

Complete with UPVC double glazed window to front elevation, double gas central heated radiator and ceiling light point

Bedroom 2 3.6 x 3.2

Complete with UPVC double glazed window to the rear elevation, double gas central heated radiator, ceiling light point and large fitted wardrobes

Bedroom 3 2.3 x 2.9

Complete with UPVC double glazed window to front elevation, double gas central heated radiator, ceiling light point and over stair storage cupboard

Bathroom 2.4 x 1.7

Complete with UPVC obscure double glazed window to rear and side elevation, ceiling light point, heated towel rail, extractor fan, fully tiled walls, panelled in bath with fitted shower screen and power shower with double head, sink set in attractive vanity unit and low flush WC

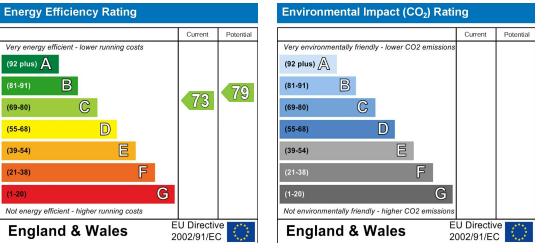
Rear Garden

Beautifully landscaped rear garden with fully fenced borders, large attractive patio and Astroturf lawn. This extensive sweeping rear garden has ample room for an extension to be built on the side of the property

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.

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