

# PTN Estates

Residential Sales & Lettings



20 Hazel Road, , Kingswinford, DY6 8EZ

£1,200 PCM

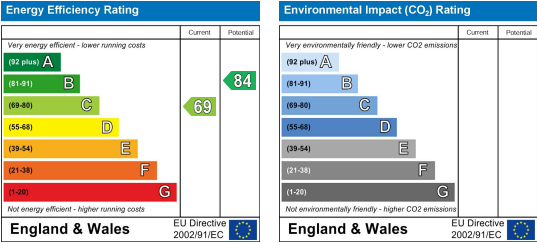
Situated on Hazel Road in Kingswinford, this delightful three-bedroom house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere for relaxation and entertainment. The separate dining room is ideal for family meals or hosting friends, creating a warm and sociable environment.

The heart of the home is the beautifully refitted kitchen, featuring high gloss units that not only enhance the aesthetic appeal but also provide ample storage and workspace for culinary enthusiasts. Convenience is further enhanced by a ground floor WC, making it practical for both residents and guests.

As you ascend to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat. The re-fitted bathroom on this level is modern and stylish, ensuring a comfortable experience for all.

This property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Outside, the driveway provides off-road parking, a valuable asset in this sought-after area. The delightful rear garden is a true highlight, featuring a brick-built store that offers additional storage.

This house on Hazel Road is not just a property; it is a home that promises a wonderful lifestyle in a friendly community. With its modern amenities and inviting spaces, it is an opportunity not to be missed.



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.