

# PTN Estates

Residential Sales & Lettings



**24 Wrens Avenue, , Kingswinford, DY6 8RF**

**£190,000**

Wrens Avenue, Kingswinford is a charming free hold semi-detached house which presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting lounge serves as a perfect gathering spot, while the dining kitchen provides a functional area for family meals and entertaining guests.

The home features a convenient utility room, enhancing practicality and storage options. Additionally, there are two outside stores, ideal for garden tools or additional storage needs. The property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Situated close to local shops and reputable primary and secondary schools, this location is perfect for those seeking a vibrant community atmosphere. With no upward chain, this property is ready for you to move in and make it your own. Whether you are looking to settle down or invest, this semi-detached house on Wrens Avenue is a wonderful choice that combines comfort, convenience, and potential.

#### Hallway

Upvc entrance door, stairs to first floor, upvc double glazed window to the side elevation, ceiling light point, understairs cupboard, gas central heating radiator

#### Lounge 3.56 x 3.68 (max)

Upvc double glazed bow window to the front elevation, gas central heating radiator, brick fireplace with gas fire, gas central heating radiator, ceiling and wall lights, arch to dining area

#### Kitchen / Diner 5.46 x 3.82 (max)

Comprising of dark oak effect wall and base units, rolled edge work tops, stainless steel sink unit, tiled kitchen area, upvc double glazed window and ceiling light. The dining area has a brick surround and gas fire, upvc double glazed window to the rear elevation, gas central heating radiator.

#### Utility 1.99 x 2.28

Upvc patio doors approached from the side elevation, power points, ceiling light point and upvc double glazed door to the rear elevation

#### Landing

Ceiling light point, upvc double glazed window to the side elevation, airing cupboard, loft access hatch and doors off to the three bedrooms and bathroom

#### Bedroom One 3.59 (max) x 3.31

Upvc double glazed window to the front elevation, gas central heating radiator, ceiling light point, cupboard

#### Bedroom Two 3.14 x 3.74

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

#### Bedroom Three 2.28 x 2.86

Upvc double glazed window to the front elevation, ceiling light point, gas central heating radiator and cupboard housing boiler

#### Bathroom 2.40 x 1.66

Benefiting from a white suite with low flush wc, pedestal wash hand basin and panelled in bath with shower above, gas central heating radiator, ceiling light point and upvc double glazed windows to the side and rear elevation

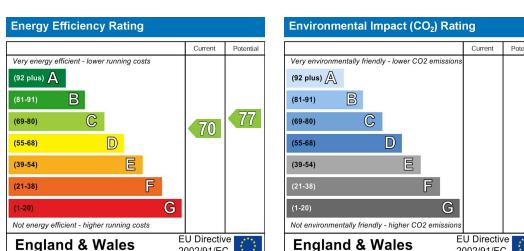
#### Outside

Delightful front and rear gardens laid to lawn with paved areas and established shrubs, outside tap

#### 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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#### 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, Stephensons 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.