

PTN Estates

Residential Sales & Lettings



92 Greenfields Road, , Kingswinford, DY6 8EG

£240,000

Located on the desirable Greenfields Road in Kingswinford, this charming semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 936 square feet, the property features a welcoming porch that leads into a spacious hallway, setting the tone for the rest of the home.

The ground floor boasts a generous lounge that seamlessly opens into a dining area, creating an ideal space for entertaining family and friends. The refitted kitchen is a true highlight, equipped with high-quality fitted appliances and elegant quartz worktops, making it a joy for any home cook. Additionally, a delightful conservatory extends the living space, providing a bright and airy spot to relax and enjoy views of the private rear garden.

Upstairs, you will find two well-proportioned double bedrooms. The master bedroom is particularly impressive, featuring fitted wardrobes, a vanity, and drawers, ensuring ample storage and convenience. The bathroom is thoughtfully designed, complete with a shower over the bath, catering to all your bathing needs.

Outside, the property is complemented by a large driveway that accommodates up to three cars, along with a side carport that offers additional storage and plumbing for a washing machine. The private rear garden is a tranquil retreat, perfect for outdoor gatherings or simply unwinding in the fresh air.

With gas central heating and UPVC double glazing throughout, this home is not only stylish but also energy-efficient. This property is an excellent opportunity for those seeking a comfortable and well-appointed residence in a sought-after location. Don't miss your chance to make this lovely house your new home.

Approach

Set back from the road by a large pebble driveway, providing parking for three cars and entered via the UPVC double glazed porch

Porch 2.2 x 1.4 (Widest points)

Complete with ceiling light point, UPVC leaded double glazed windows to front elevation and UPVC double glaze door

Entrance Hall 1.9 x 3.2 (widest Point)

Complete with UPVC obscure double glazed front door, ceiling light point and double gas central heated radiator

Lounge 4 x 3.7 (Widest Point)

Complete with leaded UPVC double glazed bay window, inset spotlights and double central heated radiator

Kitchen 6.1 x 2.5

Impressive refitted dining kitchen complete with ceiling light point and inset spotlights, UPVC double glazed French doors to conservatory, gas central heated radiator, UPVC double glazed window to rear elevation and UPVC rear door. Recently refitted kitchen comprising of wall and floor units, quarts worktop chimney style extractor, complimentary splashback tiling, double sink and draining board, integrated microwave, oven and grill, dishwasher, fridge freezer and bins

Conservatory 3.2 x 2.9

Complete with ceiling light point and fan, double gas central heated radiator and UPVC double glazed French doors to rear garden

Landing

With UPVC double glazed leaded window to front elevation, ceiling light point, large storage cupboard and access to loft

Bedroom 1 3.2 x 4

Benefiting from ceiling insert spotlights, double gas central heated radiator, UPVC double glaze leaded window to front elevation, fitted wardrobe sideboard and vanity unit

Bedroom 2 4.3 x 2.6

Benefiting from UPVC double glazed window to rear elevation, insert spotlights and double double gas central heating radiator

Bathroom 1.7 x 2.5 (Widest point)

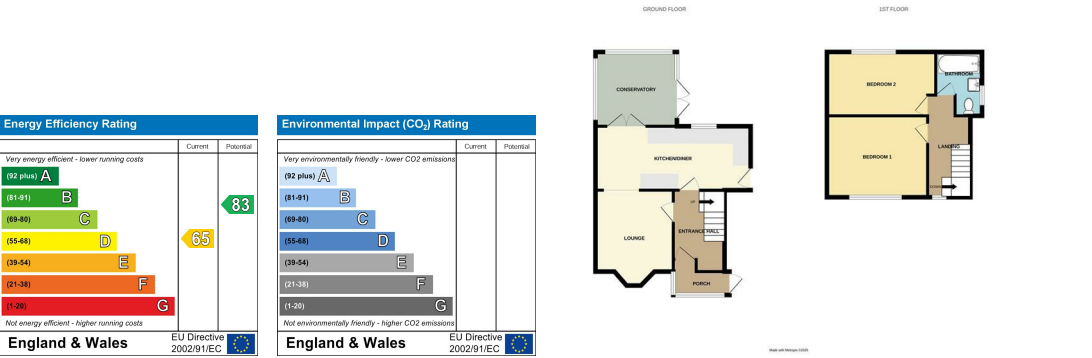
Complete with ceiling light point, extractor fan, UPVC double glazed obscure window to side elevation, low flush WC, pedestal hand basin and panelled in bath with shower screen and shower over the bath

Rear Garden

Complete with fully fence borders, lawn and paved areas and benefiting from a side access gate

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.