

PTN Estates

Residential Sales & Lettings



114 Rangeways Road, , Kingswinford, DY6 8NX

£310,000

Located on the desirable Rangeways Road in Kingswinford, this beautifully presented link-detached house offers a perfect blend of modern living and comfort. This fantastic family home features a spacious open-plan lounge, dining area, and refitted kitchen which is equipped with integrated appliances, making it a delightful space for culinary enthusiasts.

The property boasts three generously sized double bedrooms, one of which includes an ensuite for added convenience. The family bathroom is well-appointed, ensuring that all your needs are met. A charming conservatory extends the living space, providing a lovely spot to relax and enjoy views of the landscaped rear garden.

Outside, the property is complemented by a large driveway, offering ample parking, as well as a garage for additional storage or vehicle space. The landscaped garden is perfect for outdoor gatherings or simply enjoying the fresh air in a tranquil setting. With gas central heating and UPVC double glazing throughout, this home ensures warmth and energy efficiency.

This link-detached house on Rangeways Road is not just a property; it is a wonderful place to call home, offering comfort, style, and practicality in a sought-after location. Whether you are a growing family or looking for a spacious retreat, this residence is sure to impress.

Approach
Set back from the road via a large driveway and access to the garage and porch

Porch 1.6 x 0.8
Complete with ceiling light point, composite front door and UPVC obscured double glazed window to side elevation and a UPVC door leading into lounge

Lounge 4.6 x 4.3 (Widest Point)
Complete with focal fireplace with hearth and surround, ceiling light point, gas central heated radiator and UPVC double glazed bay style window to front elevation

Kitchen Diner 6 x 2.4 (widest point)
Complete with three ceiling light points, double gas central heated radiator, bi-folding doors to conservatory, UPVC double glazed window to side and rear elevation, benefits include wall and floor units in an attractive grey matt style with wooden worktops and splashback, sink and draining board, plumbing for automatic washing machine, fitted double oven and ceramic induction hob, integrated fridge freezer and a large storage cupboard

Conservatory 3.9 x 3.4 (widest Point)
Complete with spotlights, UPVC wooden door to rear garden, double glazed wooden units and double gas central heated radiator

Landing
Complete with loft access hatch, ceiling light point and storage cupboard

Bedroom 1 4.6 x 3.4 (Widest Point)
Complete with bifold door, two ceiling light points, two UPVC double glazed windows, gas central heated radiator and fitted wardrobes

Bedroom 2 2.7 x 3.5 (widest point)
Complete with ceiling light point, UPVC double glazed window to rear elevation, gas central heated radiator and storage cupboard

Bedroom 3 2.1 x 5.1 (widest Point)
Complete with UPVC double glazed window to front elevation, ceiling light point and double gas central heating radiator, complete with fitted wardrobes and door leading to ensuite

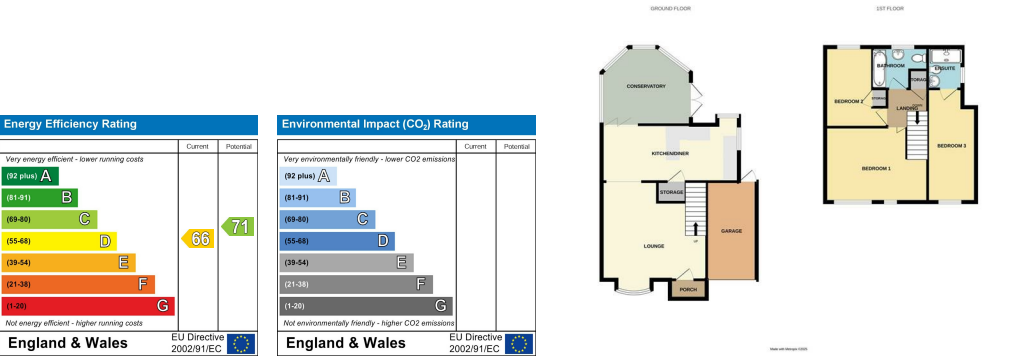
Ensuite 1.1 x 1.8
Fully tiled walls, insert spotlights and extractor fan, UPVC obscure double glazed window to side elevation, countertop sink set in vanity unit, low flush WC and shower cubicle with electric shower

Bathroom 2.4 x 1.7
Complete with P shaped bath and power shower over bath, with double head fitted shower screen insert spotlights and extra extractor UPVC double glazed obscure window to rear elevation countertop sink, vanity unit and low flush WC and gas central heated towel rail

Garage
Garage with side access from rear garden and up and over door, ceiling light point and electricity

Rear Garden
Tiered rear garden with landscaped areas, well matured borders and fully fenced boundaries. Complete with side access to garage

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.