

# PTN Estates

Residential Sales & Lettings



15 Courtland Road, , Kingswinford, DY6 7HL

£260,000

Located on the charming Courtland Road in Kingswinford, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and convenience.

As you enter, you are welcomed into a entrance hall leading to the spacious lounge featuring a lovely fireplace, ideal for cosy evenings, a refitted kitchen, which provides ample space for culinary creativity and the garage which is currently being used as a downstairs WC and utility room. This property boasts and impressive conservatory which extends the living area, allowing natural light to flood in and offering a serene view of the rear garden.

The property boasts three generously sized double bedrooms, ensuring that everyone has their own personal space. The family bathroom is well-appointed, catering to the needs of a busy household.

Outside, the property features a driveway that accommodates two cars, providing ease of access and parking. The rear garden offers a private outdoor retreat, perfect for relaxation or entertaining guests.

With gas central heating and double glazing throughout, this home ensures warmth and comfort all year round. This property is an excellent opportunity for families or individuals seeking a well-located and spacious home in the heart of Kingswinford. Do not miss the chance to make this charming house your new home.

**Entrance Hall 0.9 x 3.7**  
Complete with ceiling light point and double central heated radiator

**Kitchen 2 x 3.5**  
Complete with wall and floor units and roll edge worktops, complementary splashback tiling, 2 x ceiling light points, double sink and drainer, double electric oven and ceramic hob, extractor fan and UPVC double glazed window to the front elevation

**Lounge 5.5 x 3.2**  
Complete with sliding patio doors to conservatory and UPVC double glazed window to rear elevation, ceiling light point, central fireplace with health and surround, double gas central heated radiator and two times ceiling light points

**Conservatory 3.00m x 4.01m**  
Complete with UPC V double glazed French doors to rear garden, ceiling light point and double gas central heating radiator

**Garage 2.3 x 4.7**  
Currently being utilised as a attractive downstairs WC complete with low flush WC and countertop sink setting vanity unit, understairs storage cupboard and utility space. The Utility area is complete with wall and floor units, roll edge worktops, sink and draining board, plumbing for auto automatic washing machine, double gas central heated radiator, ceiling light point and UPVC double glazed window to the front elevation

**Bedroom 1 2.7 x 3.6**  
Complete with UPVC double glazed window to rear elevation, ceiling light point, fitted wardrobes and double gas central heated radiator

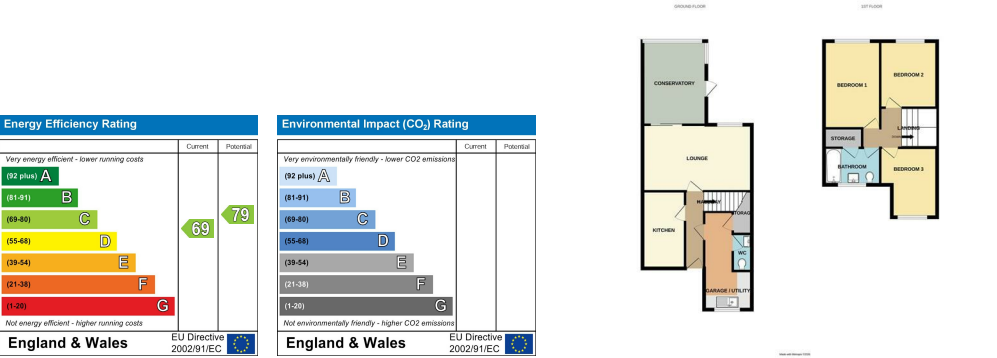
**Bedroom 2 2.7 x 3.2**  
Complete with UPVC double glazed window to rear elevation, double gas central heated radiator and ceiling light point

**Bedroom 3 2.7 x 3.3 (widest point)**  
Complete with ceiling light point, UPVC double glazed window to the front elevation and gas central heated radiator

**Bathroom 2.7 x 1.7**  
Complete with obscure UPVC double glazed window to front elevation, ladder style gas central heated radiator, enclosed low flush WC, countertop sink with storage, spotlights, P shaped bath with shower over bath and large storage cupboard

**Garden**  
Complete with patio and lawn areas, fully fenced borders and access from conservatory

**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.