

PTN Estates

Residential Sales & Lettings



65 Larch House 241 High Street, , Kingswinford, DY6

£75,000

THIS PROPERTY IS LEASEHOLD BASED ON A NON QUALIFYING LEASE THE TENANT PAYS £525 PCM

Located on the 4th (top) floor of the popular reappointed building known as Larch House. Situated close to the village of Kingswinford and King George VI park. Enjoying shops restaurant, primary and secondary schools along with a regular bus service and other amenities

The main doors have a security code for safe entrance, the communal hallway leads to the lift that you take to the 3rd floor and stairs to the 4th floor

This spacious one bedroom apartment comprises of combined lounge, kitchen area with built in electric oven, ceramic hob and chimney style extractor hood. Fitted bathroom with shower over and benefits that include low tariff electric heating, UPVC double glazing and allocated parking

Council Tax A

Hallway 1.01 x 2.12

Entrance is through a heavy fire proof door into the hallway, with ceiling light point, main fuse box and intercom telephone. Doors lead to bathroom, bedroom and kitchen/lounge

Kitchen/Lounge 2.64 x 7.44

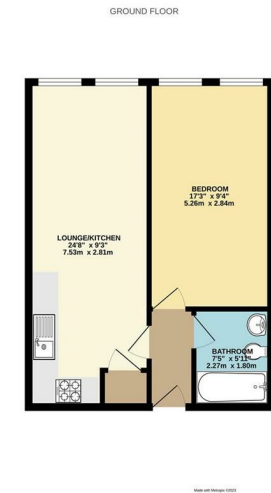
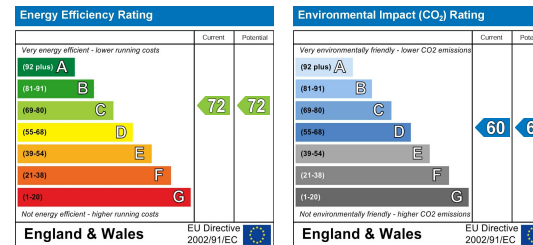
The fabulous size living area which enjoys stunning park views comprises of a fitted kitchen with both base and wall units complimented by rolled edge marble effect work top and stainless steel effect single unit. Further enhanced with Zanussi fitted oven, ceramic hob and a chimney style extractor hood. Benefits include ceiling spot light and a handy built in cupboard with shelving that homes the water tank and has plumbing for an automatic washing machine The lounge area benefits from UPVC double glazing to the front elevation, low tariff heating and ceiling light point

Bedroom 3.06 x 5.29

This wonderful size bedroom boasts stunning views of the park and benefits from UPVC double glazing to the front elevation, low tariff heating and ceiling light point

Bathroom 1.70 x 2.07

Comprising of a white three piece suite that consists of a paneled in bath with shower over and screen, pedestal wash hand basin and close coupled W.C Complimented with tiled splash back and wood effect flooring. Benefits include stainless steel effect ladder style heater and ceiling spot lights



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 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.

Property Mark Client Protection Scheme Ref: - C000837, Property Redress Scheme (PRS) – Membership No. PRS001624