

PTN Estates

Residential Sales & Lettings



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37 Water Street, , Kingswinford, DY6 7QA

£170,000

Nestled in the charming area of Water Street, Kingswinford, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for extra space.

The house boasts a spacious layout, ensuring that each room feels airy and welcoming. The good-sized rooms provide ample space for relaxation and personalisation, allowing you to create a home that truly reflects your style. The property features a well-appointed bathroom, catering to your everyday needs with ease.

One of the standout features of this home is the private garden, offering a serene outdoor space for gardening, entertaining, or simply enjoying the fresh air. It is an ideal spot for children to play or for hosting summer barbecues with friends and family.

Street parking is available. The location on Water Street is not only peaceful but also well-connected, making it easy to access local amenities, schools, and transport links.

In summary, this semi-detached house on Water Street is a wonderful opportunity for anyone looking to settle in Kingswinford. With its spacious rooms, private garden, and convenient parking, it is a property that promises comfort and a sense of community. Do not miss the chance to make this lovely house your new home.

Entrance Hall 0.9 x 3.01

double glazed UPVC window in entry way, ceiling light point

Lounge 5.47 x 2.59

double glazed UPVC bay window, gas heater, 2 wall light points and a ceiling light point. Access to the dining room.

Dining Room 3.13 x 2.86

Large double glazed UPVC window, gas heater, ceiling light point. Access to the stairs leading upstairs, access to a storage cubed and the kitchen.

Kitchen 2.24 x 3.95

Double glazed UPVC window, gas heater, ceiling light point. Access to the bathroom and garden.

Bathroom 2.44 x 1.68

Double glazed obscure UPVC window, ceiling light point, Gas heater. Shower above bath.

Landing 0.7 x 1.16

Double glazed UPVC window, loft access, access to both bedrooms, ceiling light point.

Bedroom One 4.16 x 2.85

Double glazed UPVC window, ceiling fan light, gas heater.

Bedroom Two 3.17 x 2.82

Double glazed UPVC window, gas heater, ceiling light point.

Garden

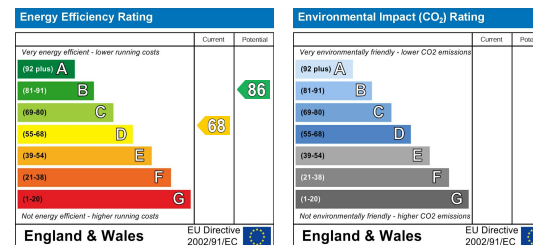
Private courtyard with access to the kitchen and front garden.

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 £35+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.

AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully



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.