

PTN Estates

Residential Sales & Lettings



149 Nanaimo Way, , Kingswinford, DY6 8RA

£280,000

Situated in the charming area of Kingswinford, this spacious semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The heart of the home is an open-plan lounge and dining area, which seamlessly connects to a beautifully re-fitted kitchen. The kitchen boasts high gloss light grey units complemented by elegant marble effect worktops, and is equipped with modern appliances including a dishwasher, oven, hob, and extractor.

French doors from the dining area lead out to a delightful flat rear garden, which features an artificial lawn and a patio area, perfect for outdoor entertaining or simply enjoying the fresh air. The property also benefits from a side lobby/entrance, a convenient ground floor WC, and a large utility room that adds to the practicality of the home.

For those in need of additional storage or workspace, a garage with a roller shutter door is included, along with a spacious driveway featuring a stylish concrete imprint. The property is further enhanced by gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the year.

The re-fitted bathroom, complete with a shower over the bath, adds a touch of modernity to this lovely home. With no upward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this delightful home in a sought-after location.

Porch
Upvc double glazed porch with two wall lights and vinyl floor, door to hallway

Hall way 1.8 x 3.17
Upvc double glazed front door, and upvc double glazed window to the side elevation, gas central heating radiator, ceiling light point, cupboard housing fuse boards, laminate floor, door to lounge and stairs to first floor

Open Plan Lounge, Dining, Kitchen 5.42 (max x 7.05 (max)
Laminate flooring, ceiling light point, inset spot lights, upvc double glazed window to front and rear elevation and upvc double glazed French doors to the rear garden. Light grey high gloss wall and base units, marble effect work tops, stainless steel one and a half bowl sink unit , electric oven, electric hob and extractor, dishwasher, two gas central heating radiators, breakfast bar. Door to side lobby

Side Lobby 1.1 x 5.6
Gas central heating radiator, enclosed ceiling light point, Upvc double glazed doors to front and rear elevation, laminate floor, folding door to WC and door to utility room

Ground Floor WC 1.0 x 0.6
Low flush wc, wash hand basin, gas central heating radiator, enclosed light point and obscure double glazed window to the rear elevation

Utility Room 2.92 x 1.95
Stainless steel single driver sink unit plumbing for automatic washing machine tiled splashback, gas central heating radiator, laminate flooring, UPVC double glazed window to the rear garden and cupboard housing boiler, door to the garage

Landing
Ceiling light point, loft access hatch, upvc double glazed window to the side elevation

Bedroom One 3.54(max) x 3.66
Upvc double glazed window to the front elevation, gas central heating radiator, ceiling light point

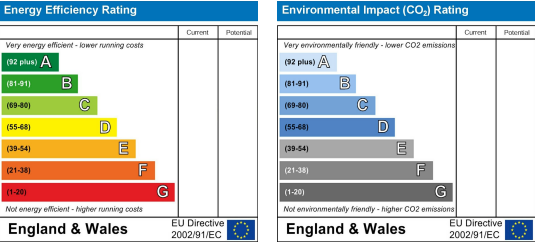
Bedroom Two 3.53 (max) x 3.29
Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

Bedroom Three 2.28 x 2.76
Upvc double glazed window to the front elevation, gas central heating radiator and ceiling light point

Bathroom 2.47 x 1.67
Re-fitted bathroom with L'shaped bath with Triton electric shower above, low flush wc, wash hand basin in vanity unit, Upvc double glazed windows, shavers point, chrome heated towel radiator.

Garage 2.92 x 3.7
Roller shutter door, ceiling strip light and power points

Rear Garden
Delightful rear garden with artificial lawn, paved patio area, outside tap



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.