

EDEN MIDCALF
— SALES & LETTINGS —

£235,000
Field Sidings Way
Kingswinford, DY6 7AR



PROPERTY SUMMARY

A beautifully appointed modern two bedroom end of terrace house, constructed in 2017 on a sought after development in Kingswinford. Well placed for local shops and amenities, the property offers a well proportioned layout that is "ready to move into", including a fantastic open-plan lounge/kitchen, a ground floor cloakroom/WC and two double bedrooms. The property further benefits from off-road parking for two cars and an attractively landscaped, low maintenance rear garden. EPC=C

2

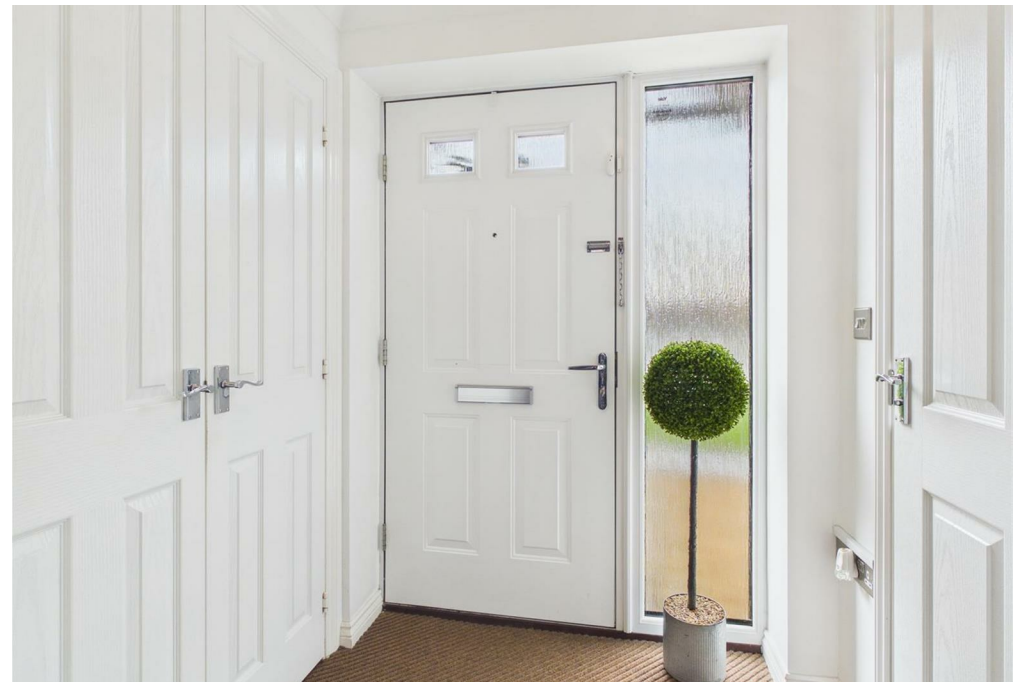


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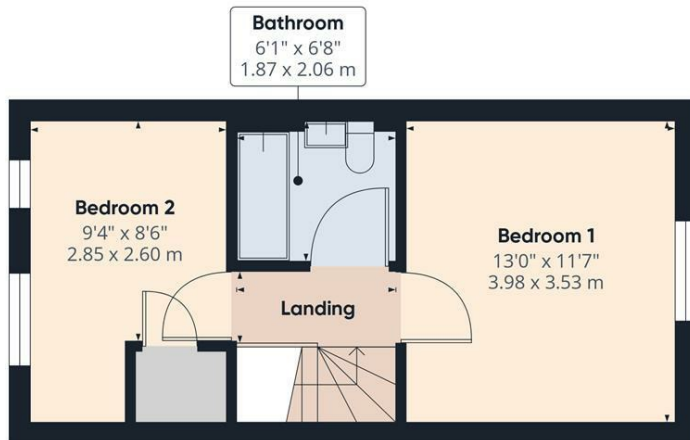
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

680 ft²
63.1 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

EDEN MIDCALF
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42 Hagley Road
Stourbridge
DY8 1QD

01384 443434

<https://www.edenmidcalf.co.uk/>
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