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Court Crescent
Kingswinford

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57 Court Crescent, Kingswinford DY6 9RJ

This much improved and extended, 3 Bedroom Semi-detached Family Home is well presented and re-appointed and is well worth internal inspection to fully appreciate its overall size and layout. The Ground Floor Extension has certainly added to its appeal making for a much larger Dining Kitchen which has been refitted and bi-fold doors from the Lounge create a more open-plan feel. The Study also provides useful space for those working from home and the Utility is also generous in size.

Court Crescent is a much sought after, leading off Ridge Road, in this prime location off Cot Lane and is well placed for amenities and important local schools. The Rear Garden also provides a mature backdrop with South facing aspect and there is a Driveway to the front.

With gas central heating and accommodation comprising: Reception Hall, Guest Cloakroom, generous size Lounge, extended & refitted L Shaped Dining Kitchen, separate Utility Room, Study, reduced Garage (Store), Landing, 3 Bedrooms and refitted Bathroom.

OVERALL, THIS PROPERTY IS MUCH BIGGER THAN FIRST IMPRESSIONS AND VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall having oak laminate floor, composite double glazed front door, stairs to 1st floor, glazed door to lounge and kitchen and recessed ceiling lights.

A door gives access to the Guest Cloakroom (below stairs) having a white suite, including WC, basin, and tile splashback, chrome ladder radiator and extractor.

There is a good size Lounge having UPVC double glazed window to front, fireplace with hearth and inset fire, side glazed door to Kitchen and rear bi-fold doors opening to the Dining Area.

There is an L shaped extended Dining Kitchen having a range of white gloss wall and base cupboards, pan drawers, contrasting granite worktops and upstands, Amica freestanding cooker with Zanussi cookerhood over, integrated Bosch dishwasher, sink and mixer tap, recessed ceiling lights, rear UPVC double glazed window, UPVC double glazed rear doors to Garden, ample table space, small breakfast bar, glazed door to Reception Hall and glazed door to Utility Room.

The Utility Room has a range of white gloss base cupboards, double wall cupboard, tall cupboard, worktop, sink and mixer tap, 2 appliance spaces, Velux double glazed roof window, recessed ceiling lights, step and door to the Study and door with step to the reduced size Garage (Store) having side opening entrance doors, wall and base cupboards and worktops.

The rear Study has a UPVC double glazed window.

On the 1st Floor, there is a Landing having access to Loft (with ladder, boarded, pine clad ceiling and roof window), obscure UPVC double glazed side window and doors to 3 Bedrooms and Bathroom.

Bedroom 1 is a double size room having rear UPVC double glazed window and 2 double maple style freestanding wardrobes. Bedroom 2 is also a double size room having UPVC double glazed window to front. Bedroom 3 is another good size with UPVC double glazed window.

There is a refitted Bathroom having a white suite including bath with Mira shower over, side screen and tiled surround, basin and tiled splashback, WC and obscure UPVC double glazed front window.

The Rear Garden is a good size, being south facing, having a patio, low wall and 2 steps to a good length lawn with borders having shrubs and there is a greenhouse and rear shed.

At the front, there is a lawn and block paved driveway.

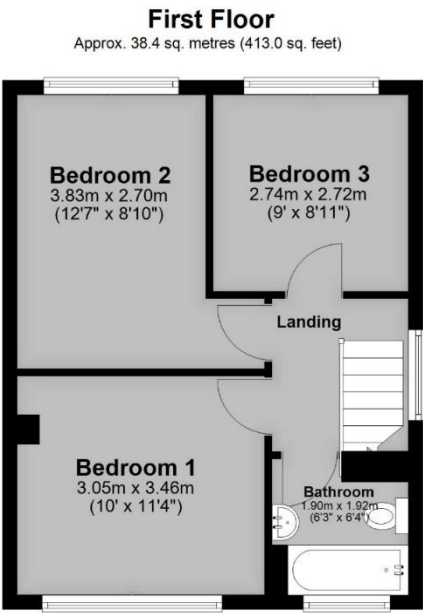
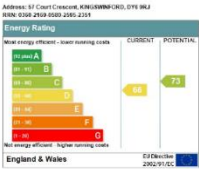
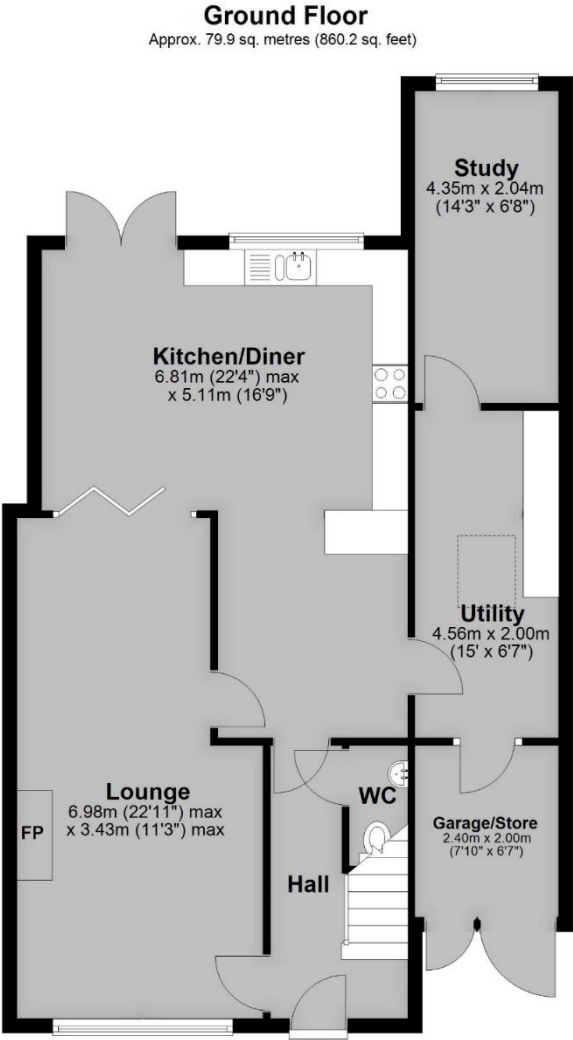




FLOOR PLANS

Tenure: Freehold. Council Tax Band: C. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.



Total area: approx. 118.3 sq. metres (1273.2 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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