Grove.

FIND YOUR HOME

10 Kilburn Drive

Kingswinford,

West Midlands

DY6 7SG

Offers In Excess Of £230,000

Ideal for young families and first time buyers!!

Kilburn Drive is perfect for families looking to live in Kingswinford, the town of Kingswinford has well regarded schools nearby, including Blanford Mere Primary School, rated Good by Ofsted, and Crestwood School for secondary, also rated Good. For everyday essentials, Charterfield Shopping Centre is around five minutes by car, with a Morrisons, pharmacy, and a handful of independent shops covering the basics. For a bigger outing, Merry Hill is roughly ten minutes away with its full range of retail and leisure options.

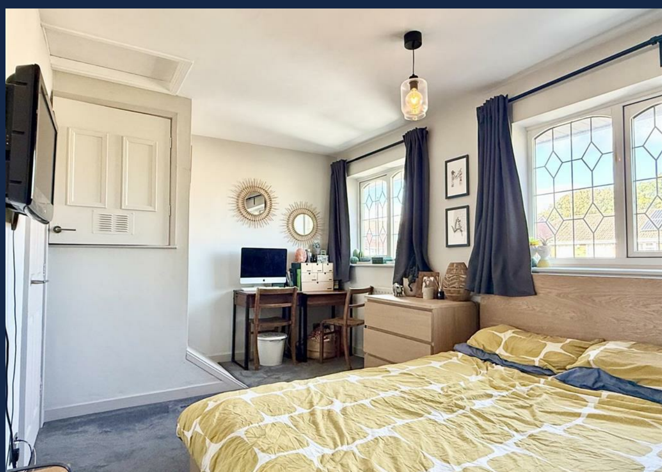
The layout of the property comprises of Entrance hall, a spacious and well appointed lounge/ dining area, a bright and airy Orangery, and a rear facing kitchen with access to garage and a pantry. Heading upstairs is a pleasant landing, a truly impressive main double bedroom, a generously proportioned second double bedroom, and the house bathroom.

Externally the property offers off road parking with garage access. At the rear of the property is a large garden, ideal for families and love to entertain.

Property must be seen to be appreciated. AF 16/9/26 V1 EPC=D







Approach
Via tarmac driveway to front, access to garage, garden area and double glazed door to entrance hall.

Entrance hall
Ceiling light point, wood effect laminate flooring, storage area, stairs to first floor accommodation.

Lounge 9'10" x 12'5" (3.0 x 3.8)
Double glazed bow window to front with seating bench, ceiling light, central heating radiator, wood effect laminate flooring, feature fireplace. Opening into the dining area.

Dining area 7'2" x 10'5" (2.2 x 3.2)
Ceiling light points, central heating radiator, wood effect laminate flooring, sliding doors to orangery.

Orangery 6'10" x 9'6" (2.1 x 2.9)
Ceiling spotlights, central heating radiator, double glazed windows to surround and double glazed doors to rear garden, tiled flooring.

Kitchen 7'10" x 10'5" (2.4 x 3.2)
Double glazed window to rear, ceiling light points, range of wall and base units, wood effect surface over, one and a half bowl sink and drainer, tiled splashbacks, space for cooker, central heating radiator, vinyl flooring, under stairs storage cupboard, obscured double glazed door to garage.

First floor landing
Double glazed obscured window to side, ceiling light point, central heating radiator, access to airing cupboard.

Bedroom one 9'6" x 15'5" (2.9 x 4.7)
Two double glazed windows to front, ceiling light point, built in wardrobes, storage over stairs, central heating radiator.

Bedroom two 8'10" x 10'9" (2.7 x 3.3)
Double glazed window to rear, ceiling light point, central heating radiator.

Bathroom
Double glazed obscured window to rear, ceiling light point, tiled walls, bath with shower over, wood effect vinyl flooring, low level w.c., wash hand basin and central heating radiator.

Rear garden
Paved seating area, low level brick wall, paved steps to lawn with mature borders with shrubs, plants and trees.

Garage 7'2" x 20'8" (2.2 x 6.3)
Up and over door to front, wall mounted lighting, electrics, utility area to the rear, door and window to rear garden.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is C

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This

may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk