

PTN Estates

Residential Sales & Lettings



PTN Estates



PTN Estates



PTN Estates



PTN Estates

241 Bromley Lane, , Kingswinford, DY6 8TB

£190,000

Located within the charming area of Kingswinford, with excellent primary and secondary schools. This modern mid-terrace house offers a delightful blend of comfort and convenience. Spanning approximately 850 square feet, the property features an inviting lounge, perfect for both relaxation and entertaining guests.

The house boasts three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The breakfast kitchen is a lovely spot to enjoy morning meals, while the adjoining UPVC conservatory allows for an abundance of natural light, creating a warm and welcoming atmosphere throughout the day.

Outside, the property benefits from gated parking, ensuring secure access for one vehicle, along with a rear garden that offers a private outdoor space for leisure and enjoyment. The combination of modern amenities and thoughtful design makes this home an excellent choice for anyone looking to settle in a friendly community.

Approach

Situated behind a dwarf wall and wrought iron effect gate, with a picturesque coloured stone and paved pathway to the UPVC entrance door into the porch

Porch

With ceiling light point, however the main feature of this spacious porch is the tasteful ceramic tiled flooring and obscure UPVC double glazed round window.

Lounge 4.56 x 3.42

Tastefully decorated with dado rail, artex coved ceiling with light point and wood effect flooring. Benefits include UPVC double glazing to the front elevation, gas central heating radiator and folding door to hallway

Hallway 1.80 x 4.89

With tasteful ceramic tiled flooring, ceiling light point and gas central heating. Stairs lead to the first floor and doors to the breakfast kitchen and conservatory

Breakfast Kitchen 2.64 x 4.89

With distinctive dining area, this spacious kitchen comprises of white base and wall units complimented with marble effect work top, stainless steel effect single and a half sink unit, built in double electric oven, Bosch ceramic hob, extractor hood and handy larder cupboard. Benefits include UPVC double glazing into the conservatory, ceramic tiled flooring, plumbing for an automatic washing machine and coved artex ceiling with light point

Conservatory 3.48 x 2.69

This fabulous UPVC double glazed conservatory with sky light, French doors to garden, wood effect flooring, electric heater, wall lights and ceiling spot lights is a wonderful asset to an already spacious property. Door leads to W.C and handy cupboard housing the Vaillant boiler. with electric points.

Cloak Room/ WC 0.80 x 1.51

Comprising of a close coupled W.C and stylish vanity unit with wash hand basin and mixer tap. Complimented with wood effect flooring. Benefiting from UPVC double glazed obscure window to the rear elevation and wall light

Landing

With artex ceiling and light point with dado rail and doors leading to three bedrooms and shower room

Bedroom One FE 2.66 x 4.58 (max)

Located to the front elevation, the main focal point is the fitted wardrobes with co - ordinating drawers, Benefits include wood effect flooring, UPVC double glazing, gas central heating and ceiling light point

Bedroom Two RE 2.67 x 4m

With a handy built in cupboard, coved ceiling with light point, gas central heating and UPVC double glazing

Bedroom Three 1.81 x 3.68

Located to the rear elevation with fitted wardrobes and co ordinating desk, wood effect flooring, gas central heating, ceiling light point and UPVC double glazing

Shower Room 1.79 x 2.10

Comprising of a close coupled W.C, stylish vanity unit with wash hand basin and mixer tap, double shower cubical with sliding doors and Aqua Tronic electric shower. Complimented with fully tasteful ceramic tiled walls, artex ceiling with light point, painted white ladder style heated towel rail and obscure UPVC double glazing

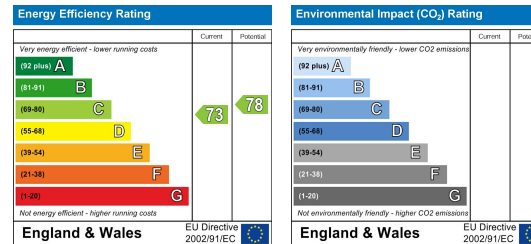
Rear Garden/Gated Parking

Easily maintainable with block paving and double gates to the rear elevation.

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.