

PTN Estates

Residential Sales & Lettings



35 Surrey Drive, , Kingswinford, DY6 8HR

£215,000

Located in this desirable development of Surrey Drive, Kingswinford, this well-presented free hold end terrace house offers a delightful blend of modern living and comfort. Built in 1992, this property spans an impressive 710 square feet and is perfect for those seeking a contemporary home in a peaceful neighbourhood or venturing out in the Buy To Let market. This property also has NO UPWARD CHAIN.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The house boasts two spacious bedrooms, each designed to maximise natural light and comfort, making them perfect for restful nights.

The property features a beautifully refitted bathroom, complete with a shower over the bath and a stylish screen, ensuring both functionality and elegance. The fitted kitchen is equipped with integral appliances, making it a joy for any home cook to prepare meals while enjoying the modern conveniences.

One of the standout features of this home is the delightful rear garden, which offers a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in nature. Additionally, the property benefits from a driveway, providing convenient off-road parking, and a really useful side store

This modern end terrace house is an excellent opportunity for first-time buyers, small families, or those looking to downsize. With its appealing features and prime location, it is sure to attract interest.

Council Tax C

Approach

This immaculately presented home is tucked away within its own quiet cul de sac, off the main cul de sac of Surrey Drive. Sep behind a tarmacadam driveway, offering parking for at least two vehicles. There is a very handy lockable side store, which runs the length of this property

Porch 1.67 x 1.53

Entered through a new composite glazed entrance door in to this super porch area with two handy storage cupboards and main fuse box. Benefits include UPVC obscure double glazing to the front elevation, ceramic tiled flooring, ceiling light point and gas central heating. A glazed door leads into the impressive lounge

Lounge 3.94 x 3.84

The main focal point of this most impressive lounge is the fire place wit marble effect hearth, inset with a stone effect electric fire. Benefits include, UPVC double glazing to the front elevation, artex ceiling with light point and gas central heating. Stairs lead to the first floor and an archway leads to the well equipped kitchen

Kitchen Diner 3.92 x 2.75

This well equipped modern kitchen with distinctive dining area boasts both base and wall white units complimented with tasteful tiled splash back and a single carbonate single sink unit with mixer tap. Further enhanced with integral electric oven, hob, chimney style extractor hood, washing machine and fridge/freezer. Benefits include gas central heating, UPVC double glazed window and door to the delightful rear garden and artex ceiling with two light points

Landing 1.06 max x 2.20

With artex ceiling with light point and access hatch to loft. Doors lead to two bedrooms and bathroom

Master Bedroom 3.95 x 2.82

Located to the front elevation enjoying magnificent distant views and benefiting from UPVC double glazing, gas central heating and artex ceiling with light point

Bedroom Two 2.85 x 2.65

Located to the rear elevation with built in wardrobe and benefiting from UPVC double glazing, gas central heating and artex ceiling with light point

Bathroom 1.79 x 1.74

This fabulous refitted bathroom oozes style and comprises of a white three piece suite consisting of a close coupled W.C, pedestal wash hand basin and panelled in bath with Triton shower over and screen. Complimented with sophisticated tiled splash back and chrome effect ladder style gas heater/towel rail. Benefits include UPVC double glazed obscure glazing to the rear elevation, artex ceiling with light point and extractor fan.

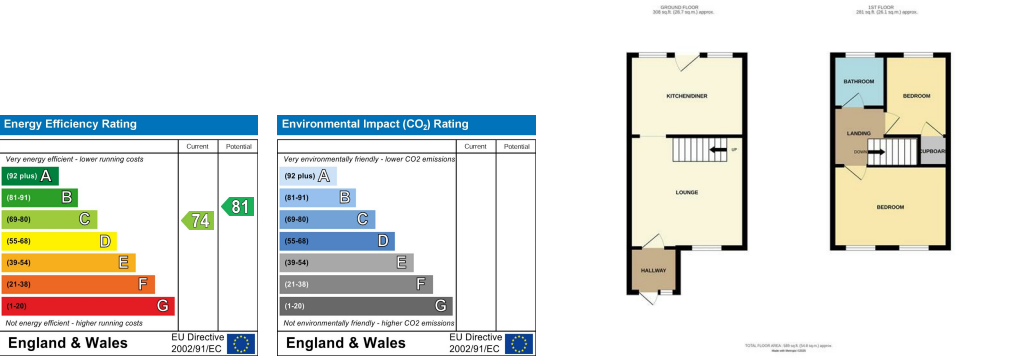
Rear Garden

This fully fenced most delightful rear garden which is not over looked from the rear enjoys a rustic design patio with steps which lead up to an additional block paved patio and shaped lawn. A gate gives access to the front 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'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.