

PTN Estates

Residential Sales & Lettings



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91 Aretha Close, , Kingswinford, DY6 8SW

£400,000

Situated in Aretha Close, Kingswinford, this delightful detached bungalow offers a perfect blend of comfort and space. Spanning an impressive 1,209 square feet, the property features two generous double bedrooms, with the potential to convert a study into a third bedroom, making it an ideal choice for families or those seeking extra space.

The master bedroom boasts the convenience of an ensuite, providing a private retreat for relaxation. The large living areas are designed for both entertaining and everyday living, ensuring that you have ample room to unwind or host guests. The well-appointed kitchen complements the living space, making it a central hub for family gatherings.

Outside, the lovely garden space invites you to enjoy the fresh air, whether it be for gardening, play, or simply soaking up the sun. The property also benefits from a big driveway, offering plenty of parking for residents and visitors alike.

This bungalow is not just a home; it is a lifestyle choice, situated in a peaceful neighbourhood that is perfect for those who appreciate a serene environment while still being close to local amenities. With its spacious layout and charming features, this property is a must-see for anyone looking to settle in Kingswinford.

Hallway 1.5 x 5.82

two ceiling light points, gas central heating radiator.

Lounge 3.6 x 8.2 (max)

Log burner, gas central heating radiator, UPVC double glazed windows and double doors leading to rear garden.

Kitchen 5.6 x 2.2

UPVC double glazed window and skylight, ceiling light points, wall and base units, UPVC door that leads to the rear garden, gas central heating radiator.

Dining 2.74 x 2

Gas central heating radiator, ceiling light point, opening to kitchen and hallway

Bedroom one 3.4 x 5.82

Gas central heating radiator, ceiling light point, UPVC double glazed window to front elevation, Ensuite bathroom

Ensuite shower room 2 x 2.2

UPVC double glazed window, gas central; heating radiator, built in shower, sink unit.

Bathroom 1.6 x 2.2

shower over bath, storage cupboard, ceiling light point

Bedroom two 3.6 x 3.5

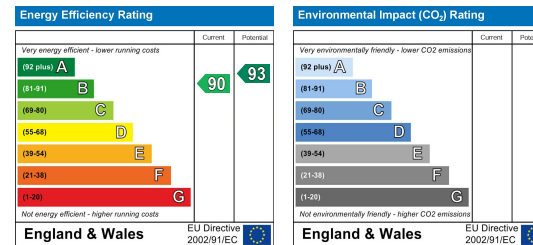
ceiling light point, UPVC double glazed window to front elevation, built in wardrobes, gas central heating radiator.

Study 2.7 x 2.6

UPVC double glazed window to front elevation, gas central heating radiator, storage cupboard, ceiling light point.

Detached Garage

Concrete sectional garage complete with power and light, up and over door to the front and metal door to rear garden



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.