

# PTN Estates

Residential Sales & Lettings



24 Conway Close, , Kingswinford, DY6 8PT

£259,000

Located within the quiet close of bungalows in Conway Close, Kingswinford,, this delightful extended semi-detached bungalow offers a perfect blend of comfort and convenience. Built in 1960, the property has been thoughtfully extended to provide a spacious living environment, encompassing 743 square feet of well-designed space.

You are welcomed into a cosy lounge featuring a charming fireplace, ideal for relaxing evenings. The lounge, the kitchen is equipped with an oven and hob, making it a practical space for culinary enthusiasts. The bungalow boasts two inviting bedrooms, with the master bedroom benefiting from patio doors that lead to the delightful garden, allowing for an abundance of natural light and easy access to outdoor living.

The property also includes a well-appointed wet room, ensuring all essential amenities are readily available. For those with multiple vehicles, the generous parking space accommodates up to five vehicles, complemented by a garage, car port and driveway, providing both convenience and security.

This bungalow is perfect for those seeking a peaceful retreat in a friendly neighbourhood, with local amenities and transport links just a stone's throw away.

Council Tax C

**Approach**

Set back from the road, behind a blocked paved driveway, offering parking for at least two vehicles. and garage. UPVC glazed door leads to the extended porch

**Porch/Hallway 2.07 x 2.23 (max)**

Comprising of obscure glazing to the front and side elevation, gas central heating, artex ceiling with coving and light point. Doors lead to kitchen and lounge

**Kitchen 2.58 x 2.41**

This modern kitchen with wall mounted boiler comprises of light oak effect base and wall units complimented with tasteful tiled splash back, rolled edge work top and white single drainer sink unit. Enhanced with built in electric oven, gas hob and extractor hood, There is a handy walk in cupboard and UPVC double glazed door and window leading to the car port.

**Lounge 3.61 x 5.80 (max)**

The main focal point of this impressive lounge is the Adam style fire place with marble effect back and hearth, inset with a coal effect electric fire. Located to the front elevation, boasting UPVC leaded double glazing, gas central heating and coved ceiling with ceiling and wall lights. Door leads to the rear hallway

**Rear Hallway 1.86 x 1.28**

Comprising of gas central heating, UPVC double glazing, ceiling light point and access hatch to the loft which is partly boarded, and benefits from lighting. There is a very handy walk in cupboard with shelving and chrome effect ladder style heater. Doors leads to wet room and two bedrooms

**Master Bedroom 3.36 x 4.91**

Located to the rear of the bungalow, the main focal point has to be the UPVC double glazed patio doors which enhances the room with natural light and the beautiful vision of the well stocked rear garden and shaped lawn. Benefits include ceiling light point and gas central heating.

**Bedroom Two 2.64 x 4.91**

Located to the rear of the bungalow with UPVC double glazing, gas central heating and ceiling light point

**Wet Room 1.67 x 2.28**

Comprising of a low flush W.C, wall mounted wash hand basin and Triton electric shower. Complimented with specialised flooring, obscure UPVC double glazing, ceiling light point, extractor fan and ladder style chrome effect heated towel rail

**Delightful Rear Garden**

This most delightful rear garden which is not over looked boasts a paved patio and pathway with shaped lawn and well stocked borders of plants, shrubs and trees

**Garage Room**

With ceiling strip light, rolled edge work top, shelving, plumbing for washing machine and electric points

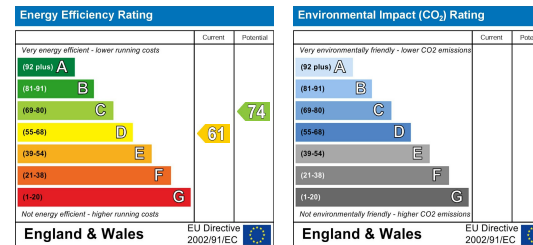
**Car Port**

Wrought iron double gates and block paving lead to the carport with recently new roof and garage. UPVC double glazed door leads into the kitchen

**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