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**86 Auckland Road**  
Kingswinford

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86 Auckland Road, Kingswinford, DY6 8JQ

A beautifully presented 3 bedroom link detached family home, located along a popular address within Kingswinford. The house boasts contemporary and deceptively spacious accommodation throughout and has been modified and updated in recent years. The property accommodates a Lounge, Kitchen, Utility, Dining Room and WC, and to the first floor there are 3 good size Bedrooms and a modern family Bathroom. In Addition, the private rear garden has a well proportioned lawned area split on two levels. Being well placed for a range of amenities, on the doorstep to public transport links, and within the catchment area for a number of good schools. With gas central heating, Double glazing, and ample off road parking.

Accommodation briefly comprises; Reception hallway, ground floor WC, Kitchen, Lounge, Dining Room, Converted garage currently being used as a Utility, first floor landing, 3 good size Bedrooms, family Bathroom, low maintenance rear Garden with useful side access.

OVERALL A WELL APPOINTED DECEPTIVELY SPACIOUS FAMIY HOME, READY TO MOVE INTO!



On approach, you are greeted by a tarmac concrete driveway which provides ample off road parking for multiple cars. On entrance to the property a composite front door leads through to the inviting Reception Hallway, which has stairs to first floor, door leading to the useful WC and further doors to;

The Utility which has been converted from a garage has a range of fitted units, with space for washing machine, dishwasher and fridge freezer. Laminate flooring throughout the ground floor and double glazed window to the front.

The Kitchen has recently been refitted and benefits from a range of shaker style units with laminate worktops that incorporate an inset sink and drainer, built in oven with gas hob above and space for fridge and dishwasher. In addition, there is a useful door to the side for access into the rear Garden.

There are two reception rooms, one currently being used as a Dining Room which benefits from double glazed window and understairs storage cupboard. The second reception room is being used as a Lounge and comprises from patio doors leading out to the rear Garden.



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To first floor level, the landing has a window to the side which provides ample natural light, loft hatch access, useful storage cupboard and doors to;

There are 3 good size Bedrooms, the master bedroom boasting far reaching views over the local area. The family Bathroom has a contemporary white suite comprising; WC, pedestal wash hand basin, bath with shower over and stylish vertical radiator.

Externally, the south facing rear Garden enjoys a spacious decked area, lawn which is enclosed by fence panels and wooden shed, perfect for storage. There are outside cold water taps front and rear.

Council Tax Band: D

Tenure: Freehold

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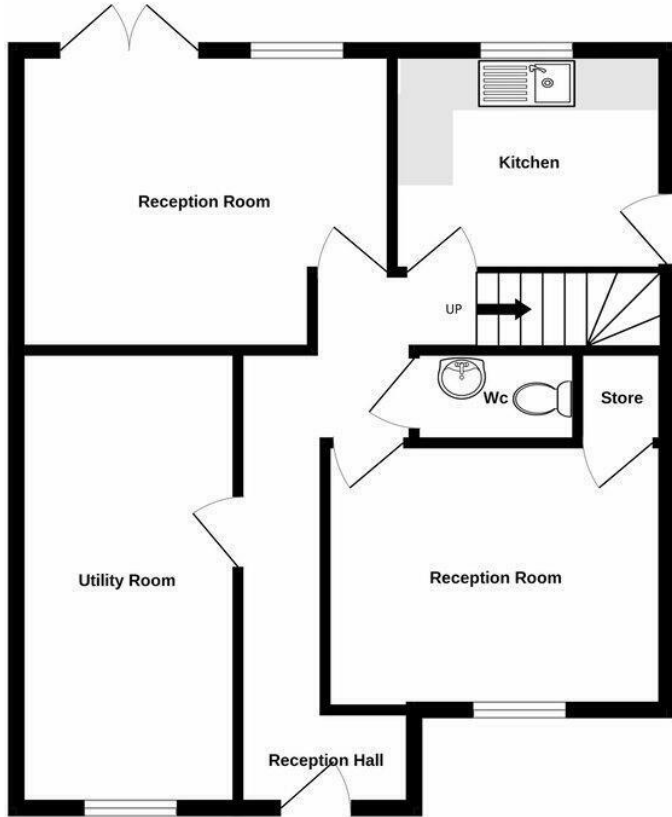
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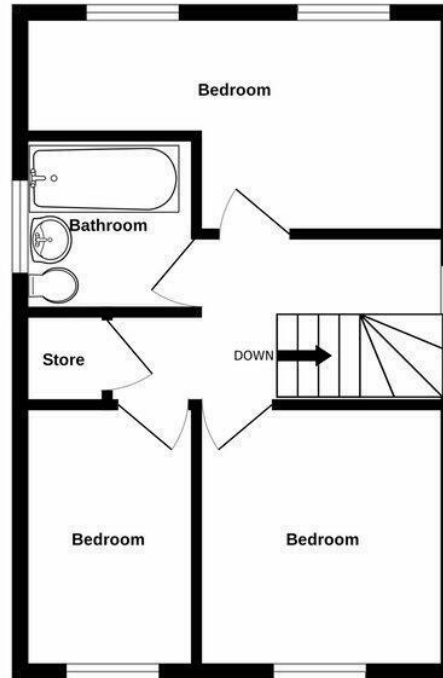


# FLOOR PLANS

Ground Floor  
596 sq.ft. (55.4 sq.m.) approx.



1st Floor  
360 sq.ft. (33.5 sq.m.) approx.



**TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Measurements:

- Utility – 5'0" x 2'3"
- Dining Room – 3'6" x 2'8"
- Lounge – 4'1" x 3'6"
- Kitchen – 3'0" x 2'5"
- WC – 1'4" x 0'8"
- Bedroom 1 – 4'7" x 2'6"
- Bedroom 2 – 2'9" x 2'7"
- Bedroom 3 – 2'9" x 1'9"
- Bathroom – 2'2" x 1'9"



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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on

<https://www.leeshaw.com/downloads/referral-fees.pdf>

[www.leeshaw.com](http://www.leeshaw.com)





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