

# PTN Estates

Residential Sales & Lettings



31 Herringbone Way, , Kingswinford, DY6 7NE

£290,000

This splendid three-bedroom semi-detached property, built in 2019, is presented to an exceptional standard and benefits from the remainder of the NHBC warranty for added peace of mind.

Beautifully finished throughout, the accommodation comprises an attractive lounge featuring stylish wall panelling, and a contemporary fitted dining kitchen complete with high-gloss units, sparkling white quartz-effect worktops, and integrated appliances including double oven, gas hob, extractor a fridge/freezer and washing machine. There is also a convenient ground floor WC.

To the first floor are three well-proportioned bedrooms, including a master bedroom with elegant wall panelling and a modern en-suite shower room. A contemporary family bathroom completes the upstairs accommodation.

Externally, the property boasts a recently landscaped rear garden designed in a Mediterranean style, featuring white tiling and raised beds — creating a stylish and low-maintenance outdoor space ideal for entertaining. To the front is a garden area and a driveway providing off-road parking for two vehicles.

Further benefits include gas central heating and uPVC double glazing throughout.

There is an annual service charge of approximately £140 for the upkeep and maintenance of the estate's communal grounds.

Offered to the market with no upward chain, this impressive home must be viewed to be fully appreciated.

**Hallway 1.64 x 1.62**

UPVC double glazed entrance door, cupboard housing the utility meters, ceiling light point and staircase rising to the first floor. A wood and glazed door provides access into the lounge.

**Lounge 3.68 x 4.22**

UPVC double glazed window to the front elevation, gas central heating radiator and ceiling light point. The room also features decorative wall panelling, laminate wood-effect flooring and a wood and glazed door leading to the rear lobby area.

**Inner Hall Area 1.74 x 1.02**

Inset spotlights, laminate wood effect flooring, door to under stairs storage cupboard, door to ground floor wc

**WC 1.70 x 1.02**

Low flush WC and wash hand basin. Additional features include laminate wood-effect flooring, inset spotlights, extractor fan, part tiled walls and a gas central heating radiator.

**Kitchen / Diner 4.71 x 2.86**

A contemporary fitted dining kitchen comprising a range of high-gloss wall and base units with sparkling white quartz-effect worktops and inset sink. Integrated appliances include a double oven, gas hob, fridge/freezer and washing machine. There is a defined dining area, uPVC double glazed window and French doors opening onto the rear garden. Further features include a gas central heating radiator, inset spotlights and laminate wood-effect flooring.

**Landing**

Loft access hatch, ceiling light point and doors off to the three bedrooms and bathroom

**Bedroom One 2.95 x 2.82**

UPVC double glazed window to the front elevation, ceiling light point and gas central heating radiator. The room also benefits from decorative wood panelling, built-in mirrored-front wardrobes and a door leading to the en-suite.

**En-suite 1.66 x 1.75**

Shower cubicle with Aqualisa shower, low flush w.c., pedestal wash hand basin, ceiling spot lights, chrome central heated towel rail, extractor fan

**Bedroom Two 2.63 x 3.28**

Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

**Bedroom Three 2 x 3.51 (max)**

Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

**Bathroom 1.69 x 2.03**

The bathroom is fitted with a panelled bath, low flush WC and pedestal wash hand basin. Additional features include a gas central heating radiator, ceiling light point, inset spotlights and part tiled walls.

**Rear Garden**

Recently landscaped to create a Mediterranean-inspired outdoor space, the garden features a white tiled patio area, lawn, raised white rendered beds and a designated dining area — ideal for entertaining. There is also a side access gate and an outside tap for convenience.

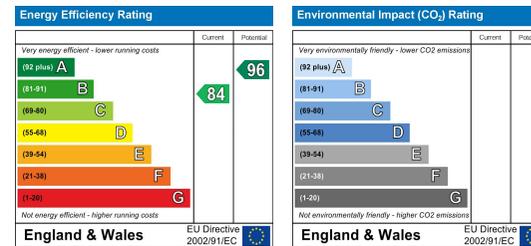
**Front garden**

The front garden is laid to lawn with a stoned pathway leading to the entrance and a tarmac driveway providing off-road parking for two vehicles.

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