PTN Estates

Residential Sales & Lettings

20 Kinfare Rise, , Dudley, DY3 2BD **£230,000**

Located in the charming area of Kinfare Rise, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two generously sized bedrooms, perfect for families or individuals looking for extra space or downsizing.

Upon entering, you are welcomed into a hallway, leading to the spacious lounge featuring a cosy log burner, ideal for those chilly evenings. The large dining room, complemented by useful under-stairs storage, offers a wonderful space for entertaining guests or enjoying family meals. The heart of the home is undoubtedly the refitted kitchen, which comes equipped with modern appliances, ensuring a seamless cooking experience.

The property also benefits from a stylishly refitted bathroom suite, enhancing the overall appeal and functionality of the home. Gas central heating, powered by a reliable combi boiler, ensures warmth and comfort throughout the year.

Outside, the private rear garden provides a tranquil retreat, perfect for outdoor gatherings or simply enjoying a quiet moment in nature, with the added benefit of a summer house. Additionally, the driveway offers convenient off-road parking, a valuable asset in today's busy world.

This semi-detached house in Kinfare Rise is not just a property; it is a place where memories can be made. With its blend of modern amenities and spacious living areas, it is an ideal choice for anyone looking to settle in a welcoming community. Do not miss the chance to make this lovely house your new home.

Approach
Set back from the road via a large blocked paved driveway and entered via the UPVC front door

Entrance Hall 1.6 x 1.8
Entered via the UPVC front door, complete with gas central heated radiator, ceiling light point and stairs rising to first floor landing

Lounge 3.2 x 5 (Widest Point)
Complete with UPVC double glazed windows to the front elevation and sliding patio doors to the rear garden, log burner, ceiling light point and gas central heated radiator

Dining Room 3.6 x 5 (widest point
Complete with UPVC double glazed windows to the front and rear elevation, under stairs storage cupboard, two ceiling light points and gas central heated radiator

Kitchen 2.6 x 3.2
Complete with wall and floor units, UPVC double glazed window to the rear elevation, UPVC rear door, ceiling light point and gas central heated radiator. This delightful kitchen benefits from wall and floor units with roll edge work tops and complimentary splash back tiling, Under cupboard lighting, Built in oven and chimney style extractor, sink and draining board.

Landing 1.7 x 2
Complete UPVC double glazed window to the rear elevation, ceiling light point and loft access hatch to the fully boarded and insulated loft

Bedroom 1 3.2 x 5 (widest point)
A spacious bedroom with UPVC double glazed windows to the front and rear elevation, storage cupboard, ceiling light point and gas central heated radiator

Bedroom 2 3.3 x 3.2 (Widest Point)
A second large bedroom with UPVC double glazed windows to the front elevation, ceiling light point and gas central heated radiator

Bathroom 2.2 x 1.9 (Widest Point)
A refitted bathroom complete with half tiled walls, obscure UPVC double glazed window to the rear elevation, ceiling light point and a gas central heated towel rail. Benefits include a three piece white suit with panelled in bath and shower over bath, shower screen, counter top hand basin set in a vanity unit, low flush wc,

Garden
Large tired rear garden with fully fenced boarders, side access gate, lawn and patio arear. The garden is complete with the added benefit of the large summer house which is fully insulated and benefits from power points and lighting

important information
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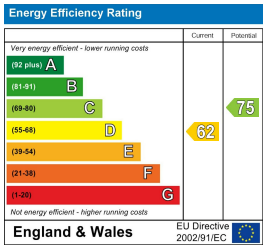

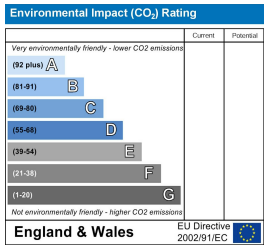

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Transparency
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