

FOR SALE

£340,000 Freehold



86 Auckland Road, Kingswinford. DY6 8JQ

- LINK DETACHED
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- FAR REACHING REAR VIEWS
- ENCLOSED GARDEN
- NO CHAIN



Select Property Management Ltd
120, High Street, Amblecote, Stourbridge, DY8 4DA

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PROPERTY DESCRIPTION

*** NO CHAIN*** SELECT, are delighted to offer this spacious, three bedroom, Link Detached home FOR SALE. The property has recently been updated to a modern standard throughout. Located in a popular residential area and close to shops and amenities. The accommodation briefly comprises of; Three bedrooms, Spacious Lounge; Dining Room; Modern Fitted Kitchen; Modern Bathroom. Far reaching views to the rear and enclosed rear garden split on two levels. EPC - C. Council Tax Band D. Viewing highly recommended.



ROOM DESCRIPTIONS

ENTRANCE HALL

Laminate floor, Double glazed window and composite door

Cloakroom

2' 11" x 4' 9" (0.89m x 1.45m) WC and wash hand basin.

UTILITY/GARAGE CONVERSION

16' 3" x 7' 9" (4.95m x 2.36m) Double glazed window to front, laminate floor, plumbing for washing machine, radiator.

DINING ROOM

12' 0" x 9' 5" (3.66m x 2.87m) Double glazed window to front, Laminate floor, Storage cupboard.

LOUNGE

13' 8" x 11' 11" (4.17m x 3.63m) Double glazed window to rear, Double glazed patio doors, laminate floor.

KITCHEN

9' 11" x 8' 2" (3.02m x 2.49m) Double glazed window to rear, double glazed door to side, range of wall & base units, complimentary worktops and tiles, Built under oven & hob. Vinyl flooring.

LANDING

Double glazed window to side, stairs

BEDROOM ONE

15' 5" x 8' 8" (4.70m x 2.64m) Two double glazed windows to front, radiator

BEDROOM TWO

8' 11" x 9' 9" (2.72m x 2.97m) Double glazed window to front

BEDROOM THREE

9' 9" x 6' 3" (2.97m x 1.91m) Double glazed window to front

BATHROOM

White suite comprising panel bath with shower over WC and wash hand basin, complimentary tiling

GARDEN

Decked area, lawn enclosed by fencing

GENERAL

MONEY LAUNDERING

In order that we comply with Money Laundering Regulations, all prospective buyers are required to provide the following information: Photo ID (either a Driving Licence or Passport), Proof of Address and Proof of Funds. All must be provided in person so that Select can verify documents supplied.

TENURE

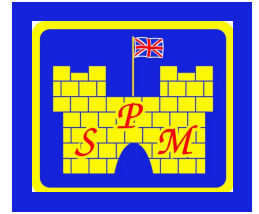
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

SERVICES

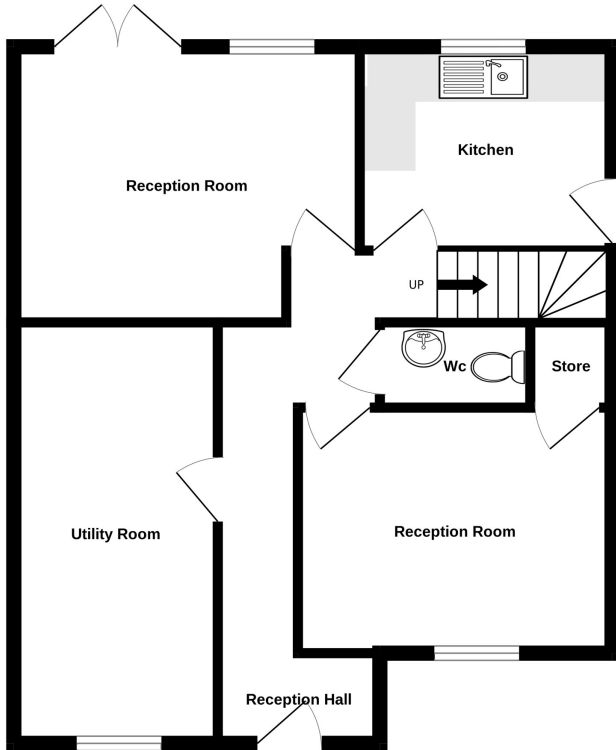
We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.



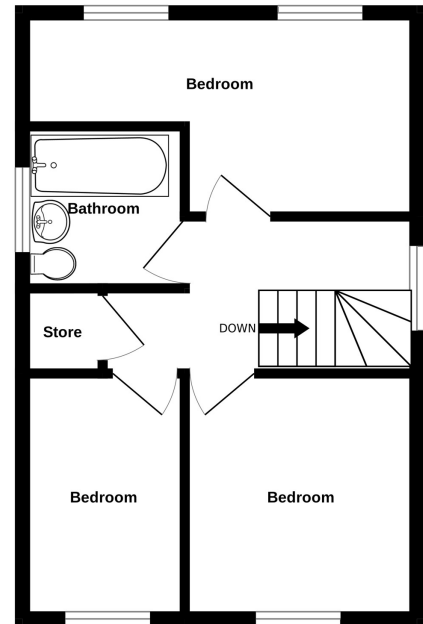
FLOORPLAN & EPC



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	83
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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