

# 8 Conway Close, Kingswinford, West Midlands. DY6 8PT

- **DETACHED BUNGALOW**
- INVESTMENT OPPORTUNITY
- TENANT IN SITU.
- SPACIOUS ACCOMMOCDATION





#### PROPERTY DESCRIPTION

SELECT, are delighted to offer FOR SALE, this DETACHED bungalow located in a cul-de-sac position. The property is currently tenanted and is to be sold with the tenant in situ. Currently achieving £660 PCM. This two bedroom bungalow is spacious and comprises; entrance hall; kitchen; lounge/dining room; two bedrooms and bathroom. Outside there is a carport, and front and rear garden. COUNCIL TAX - C, EPC BAND - D. Viewing is highly recommended.



# **ROOM DESCRIPTIONS**

#### **Porch**

9' 09" x 3' 11" (2.97m x 1.19m) 9.09m x 3.11m (29' 10" x 10' 2")

Double glazed window and door to side

### Lounge

18' 04" x 11' 10" (5.59m x 3.61m)

Double glazed window to front.

Wooden fire surround with gas fire and marble hearth and back

# Kitchen

7' 11" x 8' 05" (2.41m x 2.57m)

Double glazed window to side

Built in oven, gas hob and extractor hood Space for washing machine & fridge freezer

# **Inner Lobby**

6' 02" x 4' 03" (1.88m x 1.30m) 6.02m x 4.03m (19' 9" x 13' 3")

Radiator

Airing cupboard

#### Bedroom 1

9' 11" x 11' 04" (3.02m x 3.45m)

Double glazed window to rear Radiator

# Bedroom 2

9' 0" x 9' 10" (2.74m x 3.00m)

Double glazed window to rear

Radiator

#### **Bathroom**

6' 07" x 5' 06" (2.01m x 1.68m) Double glazed window to side Bath with electric shower WC and wash hand basin Radiator

## **OUTSIDE**

Outside there is a covered carport, garage and front and rear garden.

#### **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.

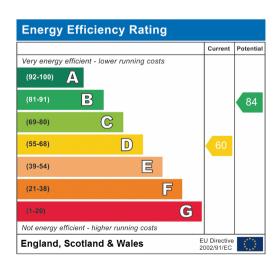
#### **TENURE**

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.







Stourbridge
120, High Street, Amblecote, Stourbridge, DY8 4DA
01384 277701
sales@selectsalesandlettings.com