

REDUCED

£265,000 Freehold



## 7 Kingsford Nouveau, Kingswinford, West Midlands. DY6 8TH

- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- CONSERVATORY
- OFF ROAD PARKING



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## PROPERTY DESCRIPTION

We are pleased to offer FOR SALE this very well presented THREE bedroom SEMI DETACHED property situated off Bromley Lane in KINGSWINFORD, benefitting from being close to local schools, shops, and main commuting routes.

The property comprises of a main entrance hall leading to a spacious lounge with feature fire place and bow bay to the front elevation. From here you enter the kitchen diner which is fitted out with a good selection of cream wall & base units and contrasting worktops, built in oven, hob and extractor. To one half of the kitchen is a dining area. There is a window to the end wall looking out over the garden and side door taking you out to a paved area. From the dining area is the conservatory which has double french doors taking you out to the garden from the side elevation.

Upstairs are THREE bedrooms. The main bedroom is to the front of the property with window overlooking the front of the property. The second bedroom is a double room at the rear of the property with window overlooking the garden. The third bedroom is a single room to the front of the property with window overlooking the front of property. We then have the bathroom which is fitted with a white suite and has a mixer shower over the bath and window to back elevation wall.

Outside and to the front is a good size drive which can accommodate three cars. To the side of the property is a paved area, and to the rear is a good size lawn garden.

The property is GAS CENTRAL HEATED and DOUBLE GLAZED

A viewing is highly recommended on this well presented property. OFFERED WITH NO UPWARD CHAIN

EPC - D

COUNCIL TAX BAND - B



## ROOM DESCRIPTIONS

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### LOUNGE

3.759m x 3.242m (12' 4" x 10' 8")

### KITCHEN/DINER

4.260m x 2.770m (14' 0" x 9' 1")

### CONSERVATORY

3.142m x 1.994m (10' 4" x 6' 7")

### BEDROOM ONE

3.784m x 2.265m (12' 5" x 7' 5")

### BEDROOM TWO

2.780m x 2.288m (9' 1" x 7' 6")

### BEDROOM THREE

2.072m x 1.117m (6' 10" x 3' 8")

### BATHROOM

1.723m x 1.742m (5' 8" x 5' 9")

### GENERAL

Money Laundering

It is a legal requirement for estate agency businesses to comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To do this, we must undertake robust ID verification, PEP and sanctions checks on any successful purchasers upon offer acceptance. The check must be completed and recorded as satisfactory before issuing sale notifications. All must be provided in person so that Select can verify documents supplied

### TENURE

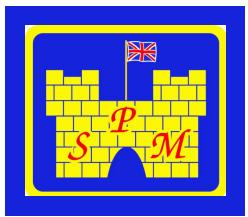
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

### 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.



# EPC



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | 85        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 60                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England, Scotland & Wales                   | EU Directive<br>2002/91/EC |           |

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