

FOR SALE

£225,000 Freehold



23 Sandhurst Road, Kingswinford, West Midlands. DY6 8PE

- SINGLE GARAGE
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- OFF ROAD PARKING



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

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PROPERTY DESCRIPTION

We are pleased to be instructed to market FOR SALE this two double bed roomed semi detached property situated just off Rangeways Road Kingswinford, benefiting from having off road parking, close to local schools, shops and bus routes.

The Property comprises of main entrance hall leading to a kitchen which is fitted out with a range of cream wall and base units and window and side entry door. To the end of the hall is the lounge which is open to the dining area with three sided window arrangement looking out to the rear garden.

Upstairs there are two very good size double bedrooms, the front one having two windows to the front elevation and the rear bedroom having a single window overlooking the rear garden.

Off the landing is a bathroom fitted with a white suite and double shower cubicle with mixer shower unit and a window to the side.

Outside to the front of the house is a tarmac drive leading to the garage. To the rear of the house is a large raised decked area. Viewing by appointment only. Please call our office 01384 277701.

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ROOM DESCRIPTIONS

LOUNGE

2.834m x 4.160m (9' 4" x 13' 8")

KITCHEN

2.982m x 2.156m (9' 9" x 7' 1")

BEDROOM ONE

4.292m x 2.642m (14' 1" x 8' 8")

BEDROOM TWO

4.075m x 2.848m (13' 4" x 9' 4")

BATHROOM

2.342m x 1.860m (7' 8" x 6' 1")

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

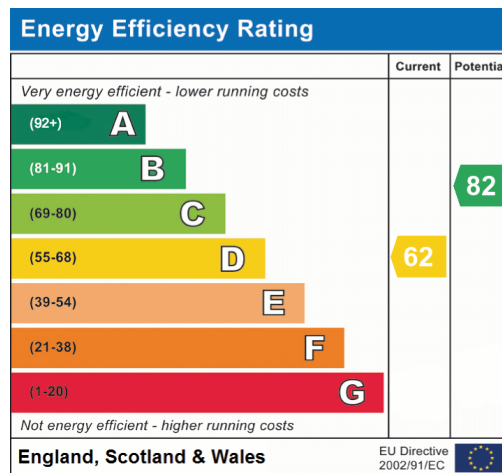
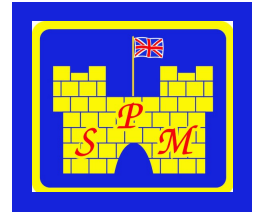
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

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.



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