

FOR SALE

£220,000 Freehold



16 Kingham Close, Dudley, West Midlands. DY3 2PH

- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- OFF ROAD PARKING
- DOWNSTAIRS WC
- UTILITY ROOM



Select Property Management Ltd
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PROPERTY DESCRIPTION

We are pleased to be instructed to market FOR SALE this well presented three bedroom semi detached house located in the far corner of a cul de sac, benefitting from having off road parking, within walking distance of local shops and close to schools and main bus routes.

The property comprises of a main front entrance storm porch leading to a hallway with a utility room and ground floor WC and shower cubicle to the left. To the right of the hallway is the staircase. From the hall is a good size lounge with feature fireplace and patio sliding doors to the end leading out to the garden. Off the lounge is the kitchen fitted with a good range of light grey wall and base units and matching worktops and integrated appliances, there is a window and door to side entrance and second window to the end elevation.. From the kitchen is a side porch leading to a side garden area.

Upstairs there are three bedrooms. A front double with window to front and a second double to the rear with window to end wall, a single bedroom also to the rear with window to end. The bathroom is a fully fitted in white with mixer shower over, a built in airing cupboard and window to the front.

Outside there is printed concrete side garden and to the front a printed concrete drive and raised area for two cars. To the rear there is a slabbed and part printed concrete garden on two levels with steps to one side, some planted areas with a mixture of shrubs and trees. The property is double glazed and gas centrally heated. A viewwng is highly recommended to appreciate what is on offer, strictly by appointment with our office.

EPC - C COUNCIL TAX BAND - B



ROOM DESCRIPTIONS

ENTRANCE PORCH

2.269m x 1.051m (7' 5" x 3' 5")

LOUNGE

5.300m x 2.859m (17' 5" x 9' 5")

KITCHEN

5.227m x 1.590m (17' 2" x 5' 3")

UTILITY ROOM

2.475m x 1.100m (8' 1" x 3' 7")

BEDROOM ONE

3.503m x 2.375m (11' 6" x 7' 10")

BEDROOM TWO

3.824m x 2.870m (12' 7" x 9' 5")

BEDROOM THREE

3.002m x 1.699m (9' 10" x 5' 7")

BATHROOM

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.

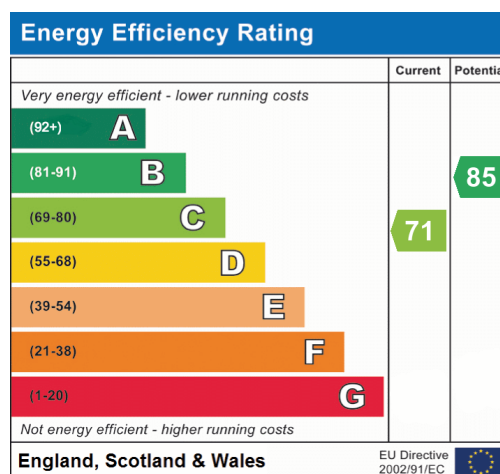
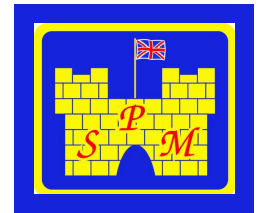
TENURE

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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