

REDUCED

£450,000 Freehold




8 Cedars Avenue, Kingswinford, West Midlands. DY6 9PA

- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- GARAGE
- DOUBLE GLAZED
- DOWNSTAIRS WC
- CLOSE TO LOCAL AMENITIES



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

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PROPERTY DESCRIPTION

We are pleased to be instructed to offer FOR SALE this fully refurbished three bedroom detached property in a prime location in Kingswinford.

The property has recently been completely and extensively refurbished to a very high standard. Fully refitted with a modern feel to it. The property benefits from being close to local schools, parks and within walking distance of the village.

The property comprises of a large bright entrance hall with staircase to first floor. Off the hall and to the left is a very large kitchen diner/family room. The kitchen area is fully fitted out with a large selection of wall and base units and matching worktops, integrated oven, hob and fridge/freezer, there are windows to both elevations of this very spacious area. Also off the main hall is the lounge with patio sliding doors leading out to the rear garden, there is also a ground floor WC to the far end of the hallway fitted out in white.

Upstairs there are three bedrooms, two of which are double and a good size single. The master bedroom has fully fitted wardrobes and drawers offering lots of storage space and a window to the front. Bedroom two is also a double with fitted wardrobes and window to the rear overlooking the garden. Bedroom three is a good size single again with fitted wardrobes and window to the rear. Lastly and to the side is the house bathroom fully fitted out in white and with a shower cubicle and window to the side.

To the side of the property is a good size garage, lawn to front garden and tarmac drive. The rear garden has a lawn with a variety of shrubs and trees to the side and a patio area from the house.

We would highly recommend a viewing of this property to appreciate what it has to offer. Viewings are strictly by appointment with our office.

EPC - C COUNCIL TAX BAND - D



ROOM DESCRIPTIONS

LOUNGE

4.115m x 3.964m (13' 6" x 13' 0")

KITCHEN/DINING ROOM

8.175m x 2.867m (26' 10" x 9' 5")

BEDROOM ONE

3.487m x 2.890m (11' 5" x 9' 6")

BDROOM TWO

3.470m x 3.072m (11' 5" x 10' 1")

BEDROOM THREE

3.588m x 1.937m (11' 9" x 6' 4")

BATHROOM

2.504m x 1.780m (8' 3" x 5' 10")

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

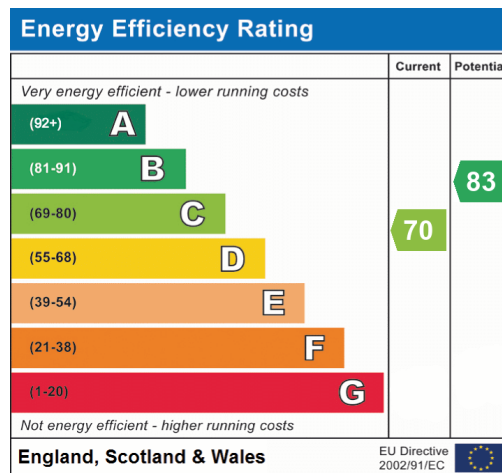
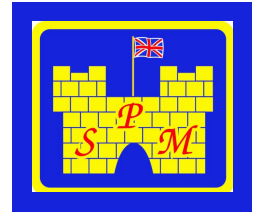
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

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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