

REDUCED

£235,000 Freehold




# 19 Standhills Road, Kingswinford, West Midlands. DY6 8DW

- CLOSE TO LOCAL AMENITIES
- UTILITY ROOM
- OFF ROAD PARKING
- THREE BEDROOMS
- DOUBLE GLAZED
- GAS CENTRAL HEATING



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## PROPERTY DESCRIPTION

We are pleased to be instructed to market FOR SALE this three bedroom property in the heart of Kingswinford, benefiting from having off road parking, and being close to schools, shops and parks.

The property comprises of main entrance hall leading to the front dining room with window overlooking the front of the property. Then we have the main lounge with feature fireplace and double French doors leading out to the rear garden.

There is also a door leading to the kitchen which is fitted with a good selection of white wall and base units with integrated oven, hob and extractor hood, there is a door to the end leading out to the garden. At the other end of the kitchen is a door leading to a utility room with built in cupboard space and door to front elevation.

Upstairs are three bedrooms, the main bedroom at the rear has built in cupboard space and window overlooking the rear garden. The second bedroom is also at the rear with window to rear elevation. Bedroom three is to the front of the property, also with wardrobe space and window to front. Lastly the bathroom has a cream and white fitted suite, white shower tray and mixer shower above and a window to front.

Outside and to the front is a blocked paved drive and a raised lawn area with a mix of shrubs and trees. To the rear of the property is a slabbed patio area, raised garden and timber workshop to the far end. The property is double glazed and gas centrally heated. Viewings are by appointment with our office.

EPC -C

COUNCIL TAX BAND B



## ROOM DESCRIPTIONS

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### LOUNGE

4.595m x 2.847m (15' 1" x 9' 4")

### DINING ROOM

2.733m x 2.841m (9' 0" x 9' 4")

### KITCHEN

3.340m x 1.767m (10' 11" x 5' 10")

### UTILITY ROOM

2.201m x 1.988m (7' 3" x 6' 6")

### BEDROOM ONE

3.781m x 3.000m (12' 5" x 9' 10")

### BEDROOM TWO

3.116m x 2.933m (10' 3" x 9' 7")

### BEDROOM THREE

2.067m x 2.875m (6' 9" x 9' 5")

### BATHROOM

2.713m x 2.054m (8' 11" x 6' 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

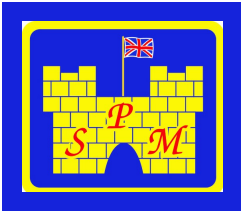
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

### SERVICES

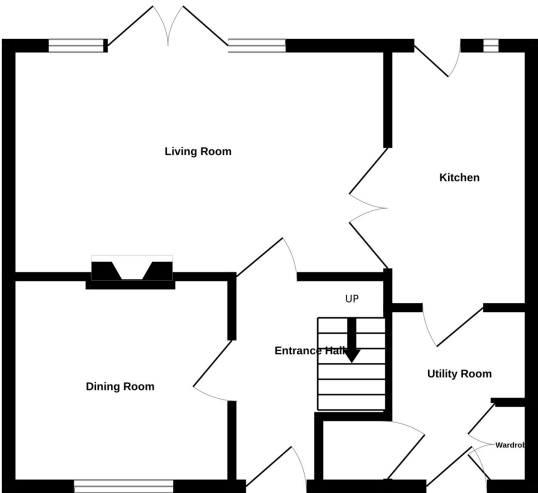
We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.



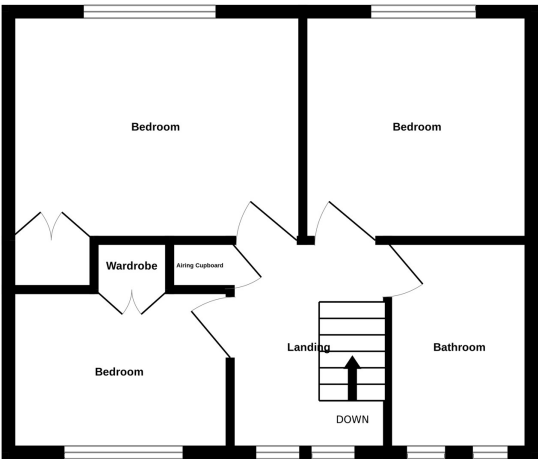
FLOORPLAN & EPC



Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(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 2002/91/EC

Stourbridge  
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