

REDUCED

£272,000 Freehold




8 Catesby Drive, Kingswinford, West Midlands. DY6 7RJ

- GAS CENTRAL HEATING
- DOUBLE GLAZED
- SINGLE GARAGE
- LARGE DRIVEWAY
- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES



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PROPERTY DESCRIPTION

We are especially pleased to be instructed to market FOR SALE this very well presented three bedroom semi detached property, located on the Charterfields Estate, close to shops, restaurants, schools and main commuting routes.

The property comprises of main entrance hall leading to the lounge on the right, with feature fireplace and bow window to the front. To the left of the hall is the kitchen which is fitted out with a good selection of wall and base units in light oak with integrated oven, hob and extractor, side entry door and window to the end wall looking out to the rear garden. From the kitchen you enter the dining room with a second door to the lounge and combination door to the conservatory with doorway out to the rear garden,

Upstairs there are three bedrooms, the main being at the front with built in wardrobes and window to the front wall. Next off the landing is a single bedroom and also has a window to the front. Bedroom three is another double with window to the rear. Lastly is the house bathroom fitted with a white suite and mixer shower above the bath.

Outside and to the rear of the property is a newly laid and easy to maintain garden with mixed areas and metal fronted gazebo. To the front is a tarmac drive for three cars which also extends down the side of the house to a single garage.

The property has UPVC double glazing and is gas central heated and very well presented. A viewng is highly recommended to appreciate what this property offers. Please call our office for a viewng.

EPC - C COUNCIL TAX BAND - C



ROOM DESCRIPTIONS

LOUNGE

4.539m x 3.356m (14' 11" x 11' 0")

DINING ROOM

4.169m x 2.107m (13' 8" x 6' 11")

KITCHEN

3.161m x 2.150m (10' 4" x 7' 1")

BEDROOM ONE

3.548m x 2.593m (11' 8" x 8' 6")

BEDROOM TWO

2.456m x 1.757m (8' 1" x 5' 9")

BEDROOM THREE

3.204m x 2.473m (10' 6" x 8' 1")

BATHROOM

2.305m x 1.787m (7' 7" 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.



