

FOR SALE

£499,950 Freehold




3 Wasdale Drive, Kingswinford, West Midlands. DY6 8DU

- NO UPWARD CHAIN
- FOUR BEDROOMS
- GARAGE
- ENSUITE
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- DOWNSTAIRS WC
- DETACHED FAMILY HOME



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PROPERTY DESCRIPTION

We are pleased to be instructed to offer FOR SALE this FOUR BEDROOM detached family home situated in the prime location of Kingswinford close to shops, schools and local amenities.

The property comprises of the main entrance hall leading to a ground floor WC, to the left is a very good size lounge with feature fireplace and bow bay window to the front elevation. Off the lounge is a dining room with french doors and window to the end wall leading out to the garden. Also off the hall is a spacious kitchen fully fitted with a range of wall and base units in light oak colour, there is a door to the side and a another door and window to the end wall.

The staircase from the main hall leads to the upstairs, having four bedrooms, the main bedroom being a large master bedroom with ensuite fitted out in white with a shower cubicle and window to the front. Bedroom two is also at the front of the property with window to front. Bedroom three is at the rear of the property with window overlooking the garden. Bedroom four also at the rear with window to end wall. Lastly is the bathroom fitted in white with a window to the side elevation.

Outside and to the front is a tarmac drive for 2 - 3 cars, a carport and a single garage to the side elevation. The rear garden has a slabbed area and lawn with mature and established shrubs and trees to the side borders. The property is double glazed and gas central heated.

Viewing is highly recommended strictly by appointment with our office.

EPC - D COUNCIL TAX BAND - E



ROOM DESCRIPTIONS

LOUNGE

4.691m x 4.838m (15' 5" x 15' 10")

DINING ROOM

2.989m x 2.767m (9' 10" x 9' 1")

KITCHEN

4.105m x 3.539m (13' 6" x 11' 7")

BEDROOM ONE

4.005m x 3.935m (13' 2" x 12' 11")

BEDROOM TWO

3.009m x 3.061m (9' 10" x 10' 1")

BEDROOM THREE

2.854m x 2.712m (9' 4" x 8' 11")

BEDROOM FOUR

2.413m x 2.535m (7' 11" x 8' 4")

BATHROOM

2.252m x 1.635m (7' 5" x 5' 4")

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.



