

FOR SALE

£625,000 Freehold




# 10 White Oak Drive, Kingswinford, West Midlands. DY6 9QN

- DETACHED BUNGALOW
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- SOLAR PANELS
- SINGLE GARAGE
- PARKING FOR MULTIPLE VEHICLES
- LARGE GARDEN
- CLOSE TO LOCAL AMENITIES



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## PROPERTY DESCRIPTION

We are very pleased to be instructed to market FOR SALE this beautifully maintained THREE bedroom DETACHED BUNGALOW, situated in the heart of Kingswinford and at the end of a very quiet cul-de-sac. The property benefits from having good size rooms, parking for multiple cars and close to local schools, parks and shops.

The property comprises of main entrance hall leading to bedroom one on the left side of the hall, which is a good size double with a low bay window to the front elevation. To the right side of the hall is the main bathroom fitted out with a white suite and white shower cubicle and a window to the front. Further down the hallway on the right is a second double bedroom again with low bay window to front. The third double bedroom is on the left side of the hallway and has built in wardrobes and a window to the side elevation. At the end of the hall is the lounge which is a good size and has a feature fireplace, there is a window to the side elevation and large window to the end wall looking out to the landscaped garden. Off the lounge is the dining room with window to the end elevation wall and a double combination French door unit to the side of the property leading out to a patio area. From the dining area you enter the large kitchen and breakfast room which is fitted out with a selection of walnut wall and base units and integrated double oven and a window to the end looking out to the patio and rear garden. From the kitchen is a hallway which leads to utility room and WC fitted out in white with storage units. the rear entry door is at the end of this hall and leads out to the patio and rear garden.

The property is UPVC double glazed throughout and also benefits from having a large loft area which is part boarded. the property also benefits from having solar panels which service the electricity supply.

Outside and to the rear is a beautiful laid out garden with patio area, established shrubs and plants and good size lawned area. To the front is the resurfaced drive and a block paved area and raised flower bed. At the end of the drive a a larger than normal single garage with electric roller shutter doors.

A viewng of this beautiful property is highly recommended strictly by appointment with our office.

EPC - TBC

COUNCIL TAX BAND E





## ROOM DESCRIPTIONS

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### ENTRANCE HALL

3.580m x 1.609m (11' 9" x 5' 3")

### LOUNGE

4.219m x 3.831m (13' 10" x 12' 7")

### DINING ROOM

2.476m x 2.680m (8' 1" x 8' 10")

### KITCHEN

5.140m x 3.607m (16' 10" x 11' 10")

### UTILITY

1.509m x 1.876m (4' 11" x 6' 2")

### BEDROOM ONE

3.235m x 3.700m (10' 7" x 12' 2")

### BEDROOM TWO

3.226m x 2.926m (10' 7" x 9' 7")

### BEDROOM THREE

3.046m x 3.220m (10' 0" x 10' 7")

### BATHROOM

3.260m x 1.700m (10' 8" x 5' 7")

### 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

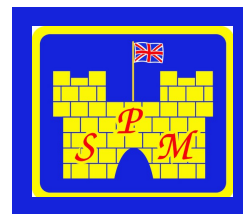
### TENURE


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.





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