

REDUCED

£270,000 Freehold



## 57 Fairlawn Drive, Kingswinford, West Midlands. DY6 9PE

- NO UPWARD CHAIN
- TWO BEDROOM BUNGALOW
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- SOUGHT AFTER AREA
- GARDENS FRONT & REAR
- INTEGRATED APPLIANCES



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## PROPERTY DESCRIPTION

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We are pleased to offer FOR SALE this TWO bedroom SEMI DETACHED BUNGALOW situated in the heart of Kingswinford.

The property benefits from having off road parking and good size rear garden, it is close to shops, local schools and within a short walk to main bus routes.

The property comprises of a main entrance hall leading to the bathroom which is fitted out with white suite and shower above the bath, with window to side elevation wall. On the other side of the hall are two bedrooms, the first being a large single with window to the front. The second bedroom is the main which is a good size double also with window to the front. At the end of the hall is the lounge, being a good size with window and door to the end wall with a door leading to a further room looking out to the rear garden, windows to the end and a door to the side. Off the lounge is the kitchen which is fitted out with a good selection of wall and base units in light oak with contrasting worktops and integrated oven, hob and extractor and window to the end. The property is double glazed and gas centrally heated.

Outside and to the front of the property is a very good size tarmac drive that would take up to four cars and a graveled area. To the rear of the bungalow is a large lawned garden and single garage.

We highly recommend a viewing of this property. Appointments are strictly by appointment with our office.

EPC - E

COUNCIL TAX BAND - C



## ROOM DESCRIPTIONS

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### LOUNGE

5.462m x 3.551m (17' 11" x 11' 8")

### SUN ROOM

4.536m x 1.697m (14' 11" x 5' 7")

### KITCHEN

2.238m x 2.369m (7' 4" x 7' 9")

### BEDROOM ONE

3.540m x 2.850m (11' 7" x 9' 4")

### BEDROOM TWO

2.839m x 2.344m (9' 4" x 7' 8")

### BATHROOM

2.121m x 1.544m (7' 0" x 5' 1")

### 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

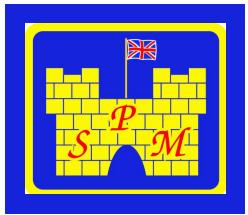
### TENURE

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.





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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	