

AP MORGAN



Balfour Road, Kingswinford, West Midlands
Asking Price £250,000

Features:

- Semi-detached home
- Three bedrooms
- Generous sized lounge/diner
- Well-fit, spacious kitchen
- Ample storage throughout
- Low maintenance rear garden
- Rear garage and on-road parking
- Ideal location

Description:

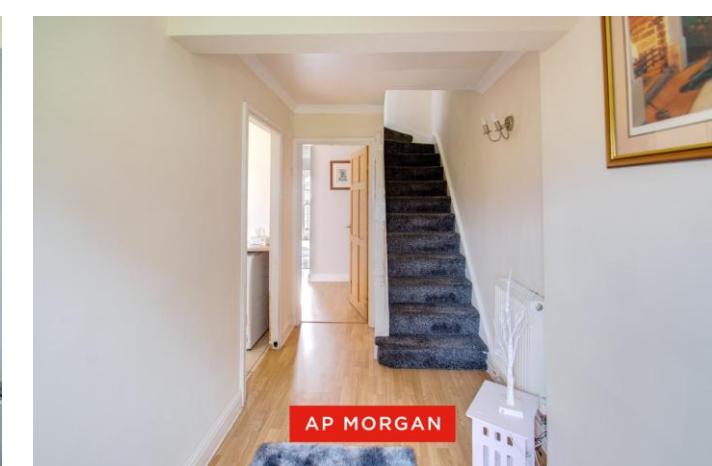
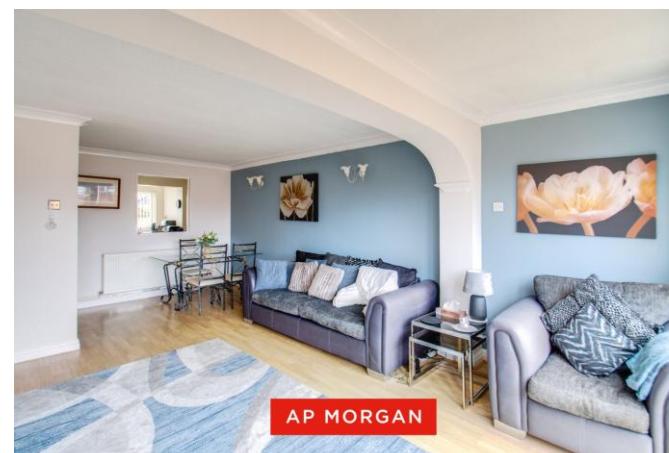
Introducing this well-presented semi-detached family home, offering three bedrooms, a generously sized lounge/diner, a spacious and well-fitted kitchen, and the benefits of off-road parking and a garage, situated in Kingswinford.

On arrival, the property leads you across the front path to the main entrance, with a front lawn featuring plants and shrubbery, as well as a pathway down the side leading to a gate that provides direct access to the rear garden.

Upon entry, the ground floor welcomes you into the entrance hall, which offers space for coat and shoe storage and stairs rising to the first floor. To the left-hand side is the kitchen, fitted with ample storage and worktop space, as well as plenty of room for freestanding and utility appliances. Back through the entrance hall, you will find the lounge/diner, a fantastic space for comfort and entertaining, with ample room for a family dining table. French doors open into the rear garden, allowing plenty of natural light to flow through. The lounge/diner also benefits from an under-stairs cupboard, providing additional storage.

The first floor leads you across the landing into the main bedroom, a spacious double featuring fitted overhead cupboards and additional storage space. There is also a second bedroom, a single, and a third bedroom, ideal as a small single, nursery, office, or dressing room. The bathroom is well-fitted with a toilet, wash basin with under-sink storage cupboards, and a shower cubicle.

The rear garden opens onto a large patio area, perfect for outdoor furniture and dining, followed by steps down to a



well-maintained lawn and a pathway leading to a rear gate, allowing access to the garage and additional parking.

Situated in Kingswinford, the area is popular with families and professionals alike, offering well-regarded schools, local parks, and a range of everyday amenities and shops nearby. Excellent road and bus links also provide easy access to Dudley, Wolverhampton, Stourbridge, and Birmingham.

Details:

Entrance Hall

Lounge/Diner 21'8" x 14'1" (6.6m x 4.3m) Both Max

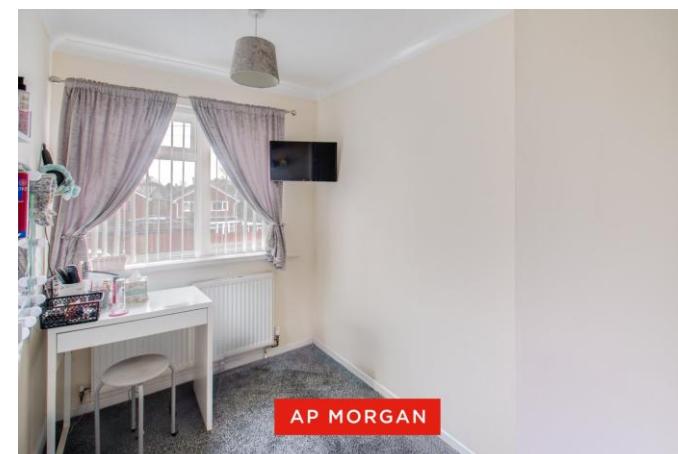


Kitchen 12'6" x 8'11" (3.8m x 2.72m)

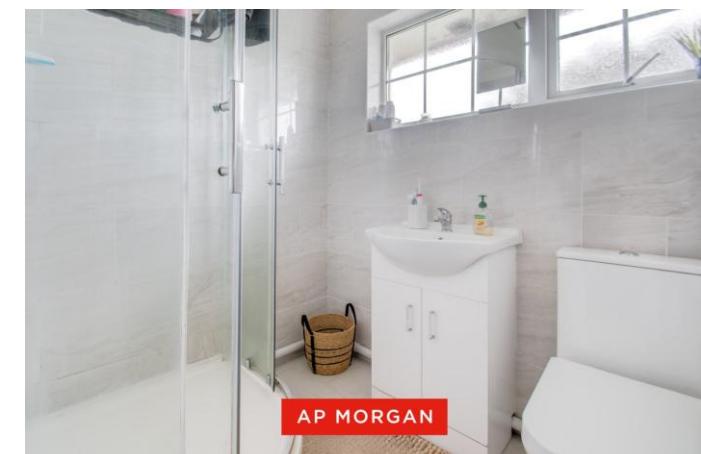


Landing

Bedroom One 12'4" x 8'11" (3.76m x 2.72m)



Bedroom Two 9'6" x 8'9" (2.9m x 2.67m)



Bedroom Three 9'4" x 6' (2.84m x 1.83m)

Bathroom 5'6" x 6' (1.68m x 1.83m)

Garage 16'2" x 8' (4.93m x 2.44m)



EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and

mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property live, quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

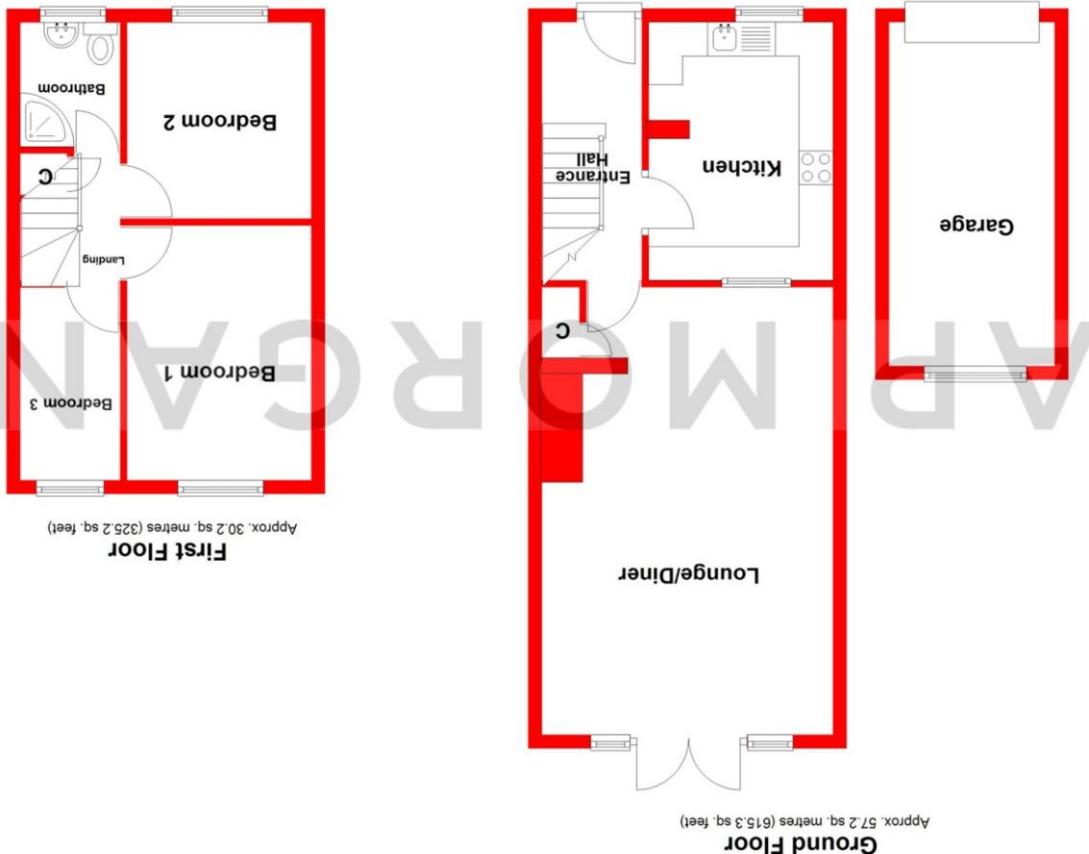
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estates Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items such as by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or availability can be given.

Total area: approx. 87.4 sq. metres (940.6 sq. feet)



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