

**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:

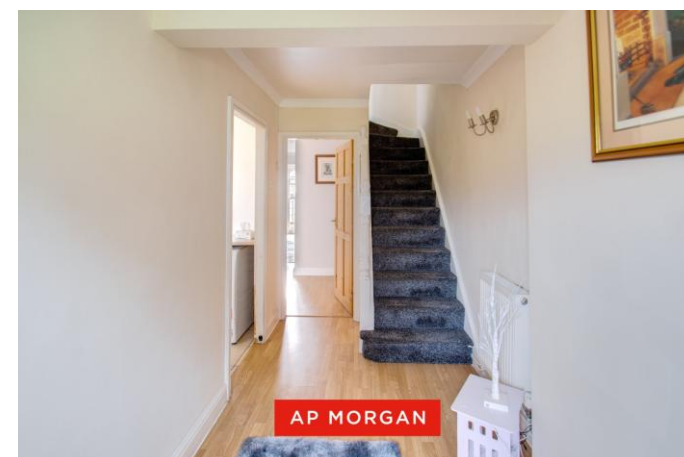
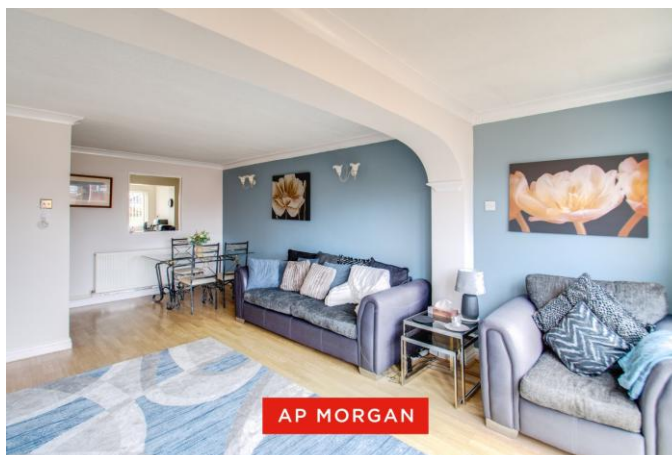
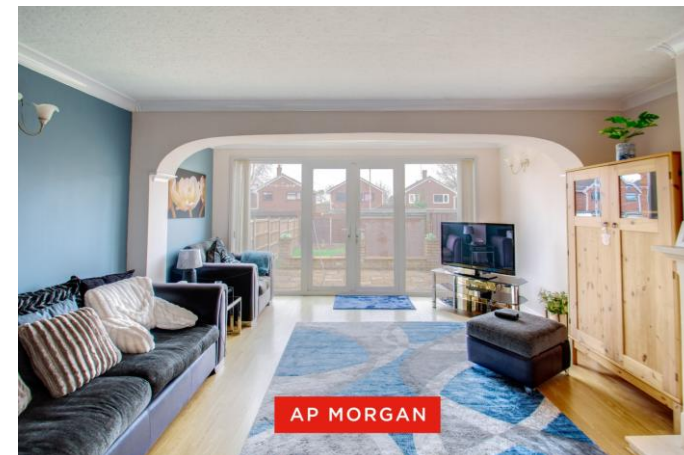
Introducing this well-presented semi-detached family home, offering three bedrooms, a generously sized lounge/diner, a spacious and well-fitted kitchen, and the benefits of off-road parking and a garage, situated in Kingswinford.

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.



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