

**AP MORGAN**



**Mitchell Road, Kingswinford, West Midlands**  
Offers in excess of £180,000



**Features:**

- Being Sold by AP Morgan Secure Sale (BUY IT NOW Option Available) – Reservation Fee Applies
- Semi-detached bungalow
- Two spacious bedrooms
- Generous sized lounge
- Great conservatory
- Landscaped rear garden
- Driveway and garage
- Sought-after location

**Description:**

Introducing this semi-detached bungalow, offering two spacious bedrooms, a generously sized lounge, a fantastic conservatory, a well-presented rear garden, and the added benefits of a driveway and garage. The property is offered with no onward chain and has tonnes of potential, situated in Kingswinford.

On arrival, you are welcomed into a quiet cul-de-sac, with the property presenting a driveway suitable for two vehicles, along with a garage providing additional parking or storage space, and a gate leading directly to the rear garden.

Upon entry, the bungalow opens into an entrance hall, leading straight through to the generously sized lounge. This offers excellent space for comfort, family entertaining, and dining, and features a fireplace and French doors opening into the conservatory, allowing plenty of natural light to flow through. From the lounge, you can access the kitchen, which is fitted with ample storage and worktop space, as well as under-counter space for freestanding appliances, and the conservatory — a great space for relaxation in the warmer months, with a door providing access to the rear garden.

Returning through the lounge, you will find bedroom one, a spacious double with fitted sliding-door wardrobes. The hallway then leads to bedroom two, which can accommodate a small double or a generous single, along with a storage cupboard and the bathroom. The bathroom is fitted with a WC, wash basin set within a vanity unit, and a shower cubicle, with a convenient loft hatch situated above.

The rear garden begins with a small patio area, with a pathway providing access to the garage as well as the gate leading back to the front of the property. Steps then lead up to a walkway bordered with plants and shrubbery, opening onto a large green space at the top that adds character to the garden.





Situated in Kingswinford, the property is ideal for commuters, offering excellent public transport links to local train stations and nearby bus routes, as well as road links to major cities and motorways. The property is also conveniently located close to amenities, shops, leisure facilities, and well-regarded schools.

This Property is Being sold by AP Morgan Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

#### Details:

Entrance Hall

Lounge 11'8" x 17'2" (3.56m x 5.23m)

Kitchen 7'2" x 8'7" (2.18m x 2.62m)

Conservatory 11' x 8'1" (3.35m x 2.46m)

Bedroom One 10'4" x 10'11" (3.15m x 3.33m)

Bedroom Two 8'10" x 10'11" (2.7m x 3.33m)

Bathroom 7'2" x 8'7" (2.18m x 2.62m)

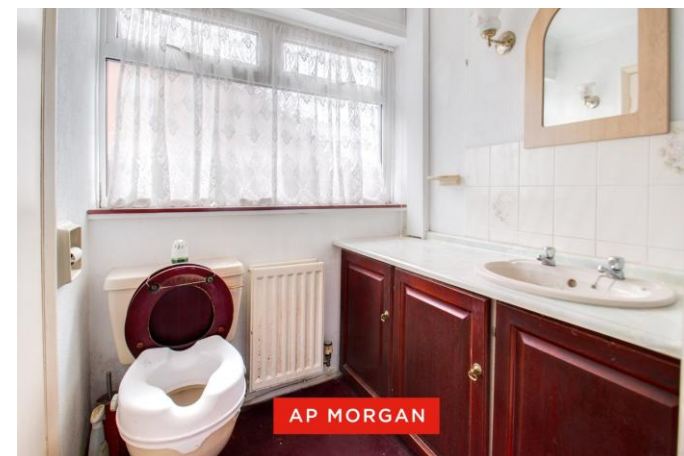
Garage

EPC Rating: D

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](http://www.wisermortgageadvice.co.uk)

Property to sell?

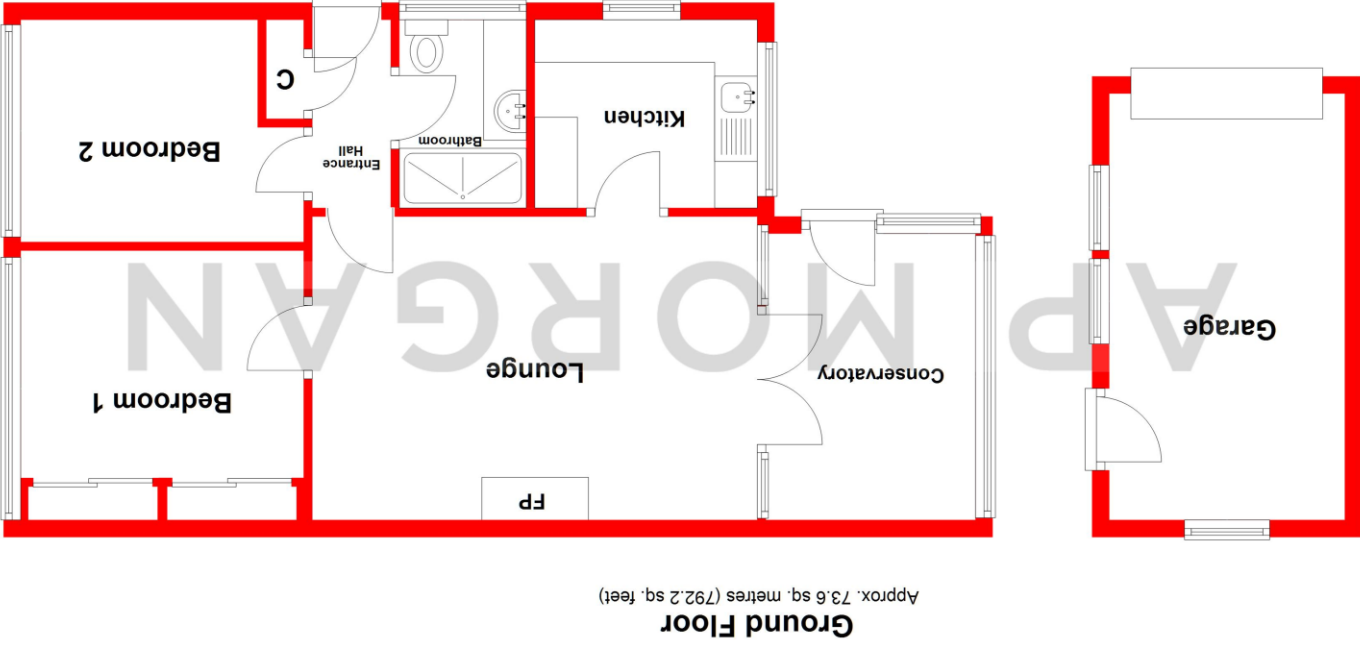
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Estate 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 are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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