

**AP MORGAN**



**Southway Court, Kingswinford, West Midlands**  
Offers in the region of £325,000

**Features:**

- **\*\*OFFERED WITH NO ONWARD CHAIN\*\***
- Detached bungalow
- Newly refurbished
- Two spacious bedrooms
- Generous sized lounge
- Well-fit kitchen
- Driveway and single garage
- Great location

**Description:**

An immaculately presented, recently renovated, two-bedroom detached bungalow situated at the end of a quiet cul-de-sac in a sought-after location of Kingswinford, offered with NO ONWARD CHAIN.

To the front of the property is a large lawn, a gravelled area, and a two-car driveway leading to double gates offering further parking and a garage.

This property initially brings you into the kitchen fit with ample storage and worktop space, an integrated oven and four burner gas hob and a door opening onto the side patio allowing access to the garage. The kitchen leads into the lounge, offering a great space for comfort with a bay window allowing plenty of light to flow through, with a large storage cupboard to the side. This space also leads into bedroom one, a spacious double, bedroom two, a good sized single and the bathroom fit with a toilet, wash basin and corner shower cubical.

The property has been recently extensively renovated, including a full rewire, brand new combi boiler, kitchen, bathroom and re-landscaping.

Situated at the end of a quiet cul-de-sac, the property benefits from excellent local schooling and amenities with a range of shops, restaurants and pubs within walking distance.



**Details:**

**Kitchen** 11'3" x 2.57 (3.43m x 2.57)

**Lounge/Diner** 18'4" x 11'9" (5.6m x 3.58m) Both Max

**Bedroom One** 9'11" x 11'2" (3.02m x 3.4m)

**Bedroom Two** 9'11" x 9'1" (3.02m x 2.77m)

**Bathroom** 6'7" x 5'6" (2m x 1.68m)

**Garage** 15'11" x 7'10" (4.85m x 2.4m)



**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?

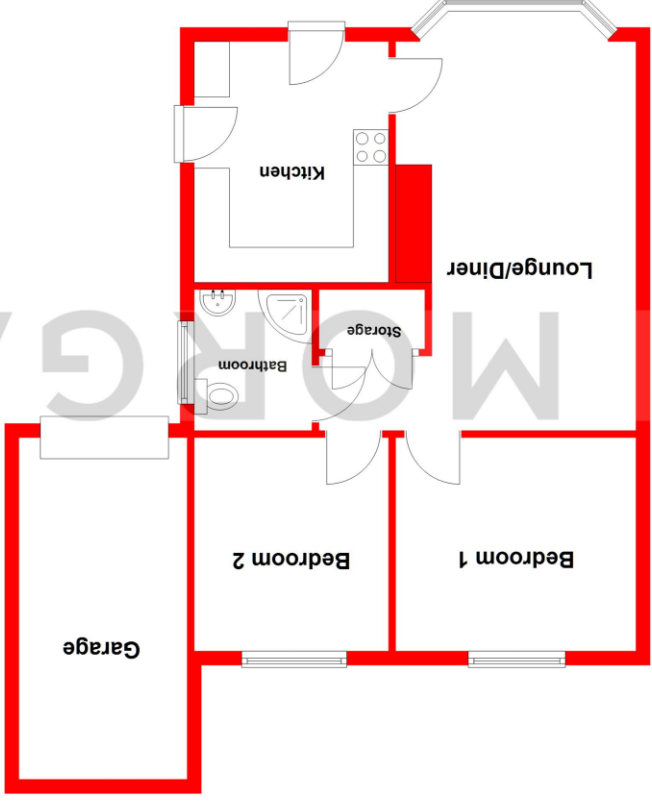
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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.



Ground Floor  
Approx. 66.6 sq. metres (717.4 sq. feet)

Total area: approx. 66.6 sq. metres (717.4 sq. feet)

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 mis-statement. 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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