

**AP MORGAN**



**Kilburn Drive, Kingswinford**  
Asking Price £250,000

### Features:

- Cul-de-sac position in Kingswinford
- Driveway with off-road parking
- Garage with scope to extend, subject to permissions
- Open-plan lounge and dining area with feature fireplace
- Orangery with French doors to the garden
- Two double bedrooms, fitted wardrobes to bedroom one
- Garden backing onto mature trees
- Convenient location

### Description:

Cul-de-sac position. Garage that could become another room. Garden backed by mature trees. Take a closer look!

Tucked into a well-regarded cul-de-sac in Kingswinford, this semi-detached home has been well presented throughout, with a layout that moves easily from one room to the next.

A driveway provides off-road parking and leads to a generous garage, while a small lawned fore-garden and an open canopy porch set a tidy first impression as you approach the front door.

A welcoming hallway leads through to the lounge, anchored by a feature fireplace and open plan into the dining area beyond, creating a sociable space that flows naturally from one room to the next. The dining area in turn opens into the kitchen, which offers a good range of units and fittings, with a useful downstairs store and an internal door through to the garage, a space that holds genuine potential for those looking to extend their living accommodation, subject to the necessary permissions.

The orangery adds a further reception space off the dining area, with a solid roof, recessed downlighting, and double-glazed French doors that open out to the rear garden, making it a bright spot to use throughout the year rather than just in summer.

The garage itself does more than house a car. There's space for a washing machine towards the rear, and a door through to the back garden means you can come and go without cutting through the house, handy on a wet day with muddy boots in tow.

Upstairs, both bedrooms are doubles, with bedroom one benefiting from fitted wardrobes, and a family bathroom completes the first floor.

Outside, the rear garden is a genuine highlight. Mainly laid to lawn with a paved seating area and well-stocked planted borders, it



backs onto mature trees that lend a real sense of privacy, ideal for everything from quiet mornings with coffee to summer get-togethers.

For families, Kingswinford has well-regarded schools nearby, including Blanford Mere Primary School, rated Good by Ofsted, and Crestwood School for secondary, also rated Good. For everyday essentials, Charterfield Shopping Centre is around five minutes by car, with a Morrisons, pharmacy, and a handful of independent shops covering the basics. For a bigger outing, Merry Hill is roughly ten minutes away with its full range of retail and leisure options.

**Details:**

**Hall**

**Lounge** 3.69 x 3.53 Max

**Dining Area** 3.46 x 2.22

**Kitchen** 3.17 x 2.35

**Orangery** 2.71 x 2.09

**Garage** 6.33 x 2.24

**First Floor Landing**

**Bedroom One** 2.86 x 4.73 Max to front of wardrobes

**Bedroom Two** 3.28 x 2.71

**Bathroom** 1.85 x 1.94

**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.

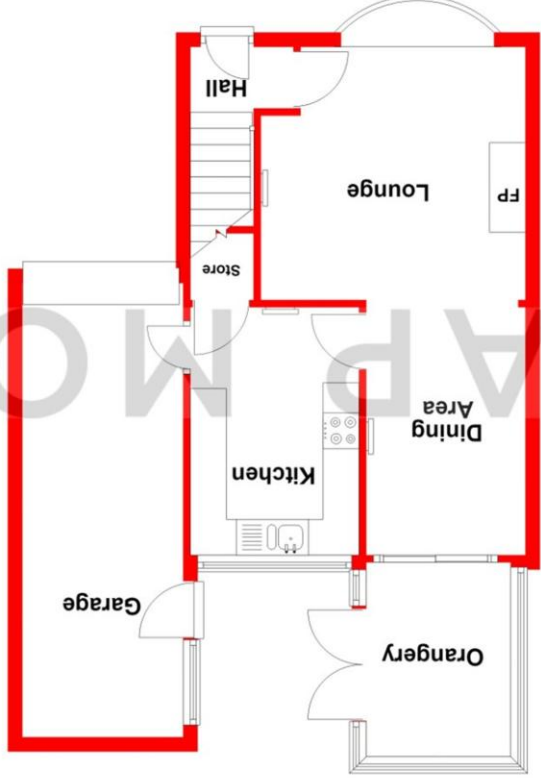
### Need a solicitor?

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.

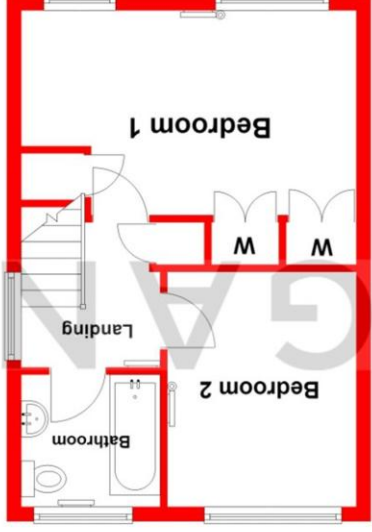
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Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish 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. 53.2 sq. metres (572.9 sq. feet)



First Floor  
Approx. 32.8 sq. metres (352.6 sq. feet)



Total area: approx. 86.0 sq. metres (925.5 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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