

PTN Estates

Residential Sales & Lettings



21 Dingle Road, , Kingswinford, DY6 8UD

£190,000

Welcome to this charming semi-detached house on Dingle Road, Kingswinford! This delightful property boasts two double bedrooms, perfect for a small family or those in need of a guest room or home office. The fitted kitchen with an oven is ideal for whipping up delicious meals, while the lounge/diner provides a cosy space to relax and entertain.

The bathroom features a convenient shower over the bath, offering both functionality and comfort. Outside, you'll find a lovely rear garden and a driveway with parking space for one vehicle, ensuring convenience for you and your guests. Plus, with no upward chain, you can make this house your home without any delays.

Don't miss out on the opportunity to own this wonderful property in a desirable location. Contact us today to arrange a viewing and take the first step towards making this house your own!

Hallway

Upvc entrance door, double glazed window to the side elevation, gas central heating radiator ceiling light point, cupboard housing meters, stairs to first floor and door to through lounge and kitchen

Lounge Diner 3.06 (max) x 6.6

Upvc double glazed windows to front and rear elevations, two gas central heating radiators, two ceiling light points

Kitchen 2.12 x 3.15

Re-fitted kitchen with high gloss white base units, black marble effect work surfaces, stainless steel sink unit, oven and hob, gas central heating radiator, ceiling light point, upvc double glazed window to the rear elevation and door to utility

Utility 2.09 max x 5.50

White base units, plumbing for automatic washing machine, gas central heating radiator, sky light, upvc double door to front and rear elevation, window, ceiling light point and door to store

Store 2.63 x 2.21

Window to the side elevation, double sockets.

Landing

Ceiling light point, loft access hatch, upvc double glazed window to side elevation and doors off to two bedrooms and bathroom

Bedroom One 5.03 (max) x 2.96

Upvc double glazed window to the front elevation, gas central heating radiator, ceiling light point and over stairs cupboard

Bedroom Two 3.08 x 3.16

Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point, two built in wardrobes

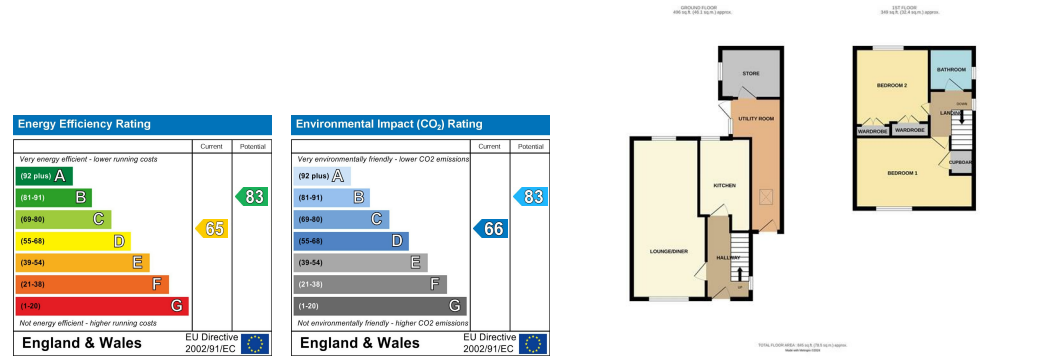
Bathroom 1.83 x 1.71

Panelled in bath with shower above, low flush w.c, pedestal wash hand basin, gas central heating radiator, ceiling light point, upvc double glazed window to side elevation

Rear Garden

Paved patio with lawn

All Uk agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £25+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 office issuing a memorandum of sale on the property you would like to buy.



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.