

PTN Estates

Residential Sales & Lettings



58 Lesley Drive, , Kingswinford, DY6 8JD

£285,000

Welcome to this charming semi-detached house on Lesley Drive, Kingswinford! This property boasts a spacious living area, perfect for entertaining guests or simply relaxing with your family. With three double bedrooms and one single, there's plenty of space for everyone to have their own sanctuary.

The large conservatory adds a touch of elegance to the property, providing a bright and airy space to enjoy the views of the outdoors all year round. The block paved driveway offers parking for two vehicles, ensuring convenience for you and your guests.

This lovely family home is equipped with gas central heating and UPVC double glazed windows, providing both warmth and energy efficiency. Located in a desirable area, this property is ideal for those looking for a peaceful and welcoming neighbourhood to call home.

Don't miss out on the opportunity to make this spacious four-bedroom house your own. Contact us today to arrange a viewing and envision the endless possibilities this property has to offer!

Council Tax Band C

Approach

Set back from the road via block paved driveway for two cars, leading to the UPVC front door and side access gate

Entrance hall 1 x 4.6

Complete with UPVC front door, gas central heated radiator, ceiling light point and stairs rising to 1st floor floor landing

Kitchen 2.3 x 3.4

Located to the front of the property complete with wall and floor units, UPVC double glaze window to the front elevation, double sink and drainer, oven, gas hob and extractor, ceiling light point, and double gas central heated radiator

Dining Room 2.4 x 5

Complete with UPVC double glazed window to the front elevation, two ceiling light points and double gas central heated radiator

Lounge 6 x 3.4

Large Family lounge with two ceiling light points, two upvc double glazed windows to rear elevation, UPVC French doors to rear elevation, insert gas fire with hearth and surround and a double gas central heated radiator

W.C 2.3 x 1.7

Downstairs WC complete with low flush WC unit, UPVC obscured double glazed window to side elevation and ceiling light point

Conservatory 3.5 x 2.8

Complete with ceiling light point, UPVC double glazed windows and UPVC French doors to Garden

First Floor Landing

Complete with UPVC double glazed window to side elevation, ceiling light point, airing cupboard and loft access hatch

Bedroom one 3.3 x 2.5

Complete with UPVC double glazed window to front elevation, gas central heating radiator, ceiling light point and ensuite shower

Ensuite Shower 1.7 x 0.8

Complete with electric shower and enclosure, spotlights, extractor fan and fully tiled walls

Bedroom Two 2.7 x 4.5

Complete with UPVC double glazed to front elevation, gas central heated radiator, and two ceiling light points

Bedroom Three 2.7 x 4.2

Complete with UPVC double glazed window to rear elevation, gas central heated radiator, ceiling light point and fitted wardrobes

Bedroom Four 3.3 x 1.8

Complete with UPVC double glazed window to rear elevation, ceiling light point and gas central heating radiator

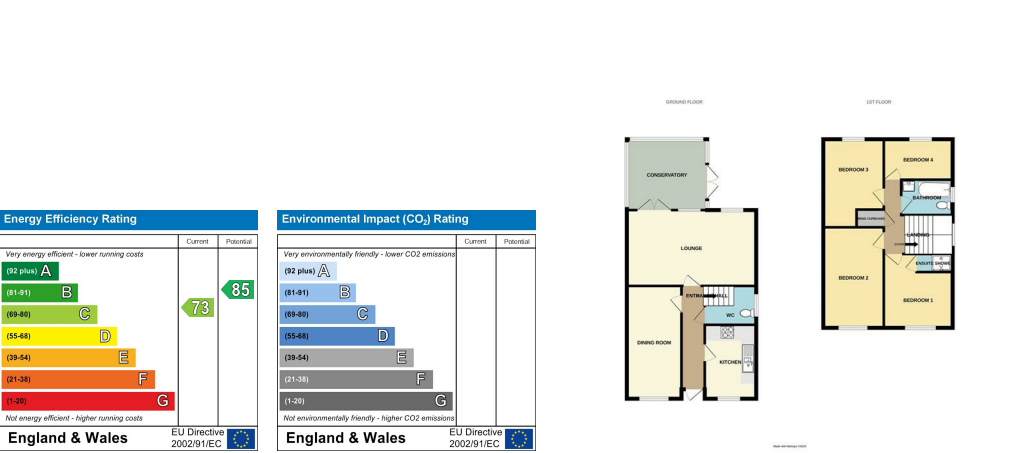
Bathroom 3.3 x 1.7

Complete with UPVC double glazed obscured window to side elevation, three piece white suite, half tiled walls, ceiling light point and gas central heated radiator

Rear Garden

Rear garden with shaped lawn and well matured borders, fenced boundaries, side access gate and access to the listed rear wall

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.