PTN Estates

Residential Sales & Lettings









10 Conway Close, , Kingswinford, DY6 8PT **£235,000**

Situated in a quiet cul-de-sac in the popular area of Kingswinford, this attractive two-bedroom semi-detached bungalow offers spacious and well-presented accommodation throughout.

The property comprises a bright and welcoming lounge, fitted kitchen with adjoining sun room, two well-proportioned bedrooms and a bathroom. Outside, there is a generous rear garden, garage and driveway providing off-road parking.

Further benefits include gas central heating and uPVC double glazing.

Offering plenty of natural light, generous room sizes and a convenient single-storey layout, this charming bungalow would make an ideal home for those looking to downsize or enjoy peaceful, low-maintenance living.

Early viewing is highly recommended.

Kitchen 2.76 x 2.38
Entrance to house through UPVC door, UPVC double glazed window, storage/boiler and electrical cupboard, wall and base units, single drainer sink unit, ceiling light point, gas hob.

Sun Room 1.6 x 2.09 (max)
UPVC double glazed windows, gas central heating radiator, ceiling light point.

Lounge 3.63 x 5.61 (max)
Ceiling light point, two wall light points, UPVC double glazed window, fire place, gas central heating radiator.

Bedroom One 3.43 x 3.01
UPVC double glazed window onto rear elevation, gas central heating radiator, carpet flooring, ceiling light point.

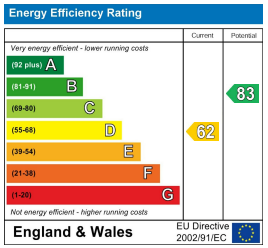
Bedroom Two 2.7 x 3.01
UPVC double glazed double doors to rear elevation, gas central heating radiator, ceiling light point.

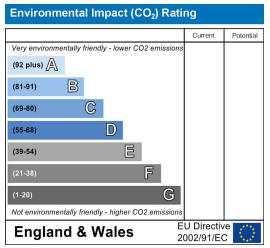
Bathroom 1.64 x 2.01
Gas central heating radiator, ceiling light point, Aqua Tronic shower over bath, UPVC double glazed obscure window

Garden
Large rear garden with patio, side gate, door to the garage

Garage

Important Information
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 £35+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.
AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully







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, Stephensons 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.