

PTN Estates

Residential Sales & Lettings



22 Kendall Rise, , Kingswinford, DY6 8LN

£1,350 Per

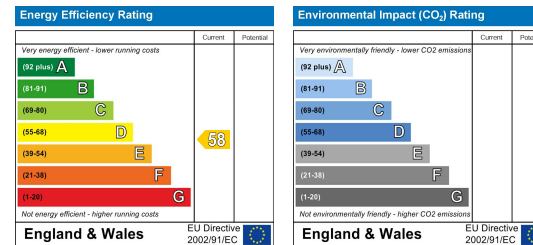
This charming semi-detached house is situated in a cul-de-sac location and offers a perfect blend of modern comfort and spacious living. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Entered via a useful porch and the into the attractive lounge The heart of the home is undoubtedly the fitted dining kitchen, which has been thoughtfully refurbished to include a modern oven, hob, extractor, and dishwasher. The addition of a delightful UPVC double-glazed conservatory allows for an abundance of natural light, creating a warm and welcoming atmosphere.

The property features a stylishly re-fitted bathroom, designed with contemporary fixtures and finishes. Includes a built in shower over bath. For those in need of additional storage or workspace, the large garage with utility area offers practical solutions.

Gas central heating and UPVC double glazing throughout ensure comfort and energy efficiency, making this home a practical choice for year-round living. Outside, the delightful rear garden presents a perfect setting for outdoor activities or simply enjoying the fresh air, while the driveway provides parking, adding to the convenience of this lovely property.

This unfurnished home is ready for you to make it your own, offering a wonderful opportunity to settle in a peaceful neighbourhood while being close to local amenities. Don't miss the chance to view this delightful property and envision your future in this charming Kingswinford residence.



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 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.