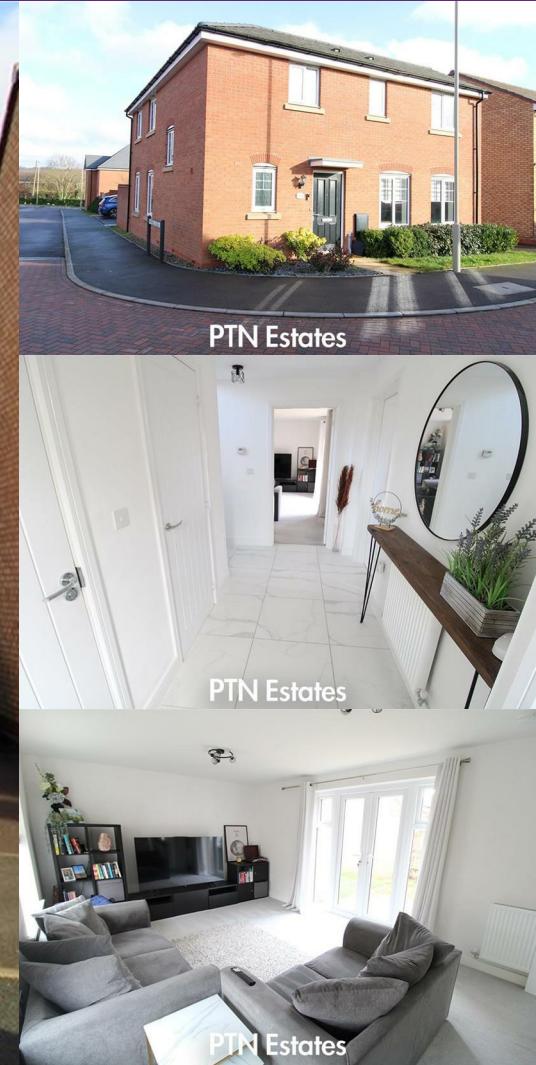


# PTN Estates

Residential Sales & Lettings



28 Herringbone Way, , Kingswinford, DY6 7NF

£350,000

Herringbone Way, Kingswinford is an impressive three-bedroom detached house, built in 2021 and still benefiting from the remainder of the NHBC warranty the property offers a perfect blend of modern living and comfort. There is a spacious dining kitchen, complete with built-in appliances and a stylish ceramic tiled floor. The kitchen features elegant French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor spaces, ideal for entertaining.

The inviting lounge also boasts French doors leading to the garden, allowing natural light to flood the room and providing a lovely view of the outdoor area. The ground floor is thoughtfully designed with a convenient WC, enhancing the practicality of the home.

Upstairs, you will find a well-appointed bathroom featuring a shower over the bath, perfect for unwinding after a long day. The master bedroom benefits from an ensuite shower room, offering a private retreat for relaxation.

This property is further enhanced by a garage and a walled rear garden, providing both security and privacy. The driveway accommodates at least two vehicles, ensuring ample parking for residents and guests alike.

With no upward chain, this home is ready for you to move in and make it your own. This delightful property is an excellent opportunity for families or professionals seeking a modern home in a sought-after location. Don't miss your chance to view this exceptional residence.

#### Hallway 1.2 x 3.8

Upvc entrance door, ceramic tiled floor, two ceiling light points, gas central heating radiator, cupboard housing meter box, understairs storage cupboard, stairs to first floor and doors to the Dining Kitchen, Lounge and Ground floor WC

#### Guest WC 2.01 x 1.05

Low flush wc, wash hand basin, chrome towel radiator, ceramic tiled floor, two inset spotlights, extractor fan, upvc double glazed window to the front elevation

#### Dining Kitchen 4.71 x 3.57

Stylish fitted kitchen with range of blue wall and base units, grey worktops, integrated dish washer, fridge / freezer, double oven, gas hob and extractor, ceramic tiled floors, upvc double glazed windows, French doors to the rear garden, gas central heating radiator

#### Lounge 3.53 x 5.33

Upvc double glazed French doors to the rear garden, two upvc double glazed windows to the side elevation, two ceiling light points, two gas central heating radiators

#### Landing

Two upvc double glazed windows, two ceiling light points, gas central heating radiator, airing cupboard, loft access hatch and doors off to the three bedrooms and bathroom

#### Bedroom One 4.5 (max) x 3.58

Upvc double glazed windows, gas central heating radiator, ceiling light point, laminate wood flooring door off to the en-suite

#### En-suite 2.11 x 2.25 (max)

Shower cubicle with Aqualisa shower, low flush w.c, wash hand basin fitted into a vanity unit, gas central heating towel radiator, upvc double glazed window to the front elevation, part tiled walls and tiled floor.

#### Bedroom Two 3.53 (max) x 3.57

Upvc double glazed window to the side elevation, gas central heating radiator, ceiling light point and laminate wood flooring

#### Bedroom Three 2.23 x 2.62

Upvc double glazed windows to the side elevation, gas central, ceiling light point

#### Bathroom 2.8 x 2.79

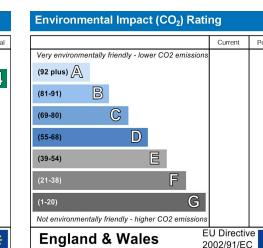
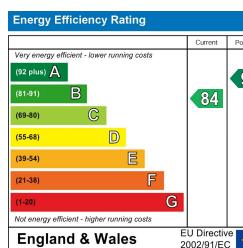
Panelled in bath with shower over bath, low flush wc, wash hand basin, chrome towel radiator, inset spotlights, upvc double glazed window to the front elevation, tiled floors and part tiled walls

#### Garage

Detached garage with up and over door and further door to the rear garden

#### Rear Garden

Low maintenance walled rear garden with lawn and paved patio, side gate and outside tap



#### 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.