99 Nanaimo Way, Kingswinford, DY6 8RD

Offers Over £230,000

WALTON & HIPKISS

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Kingswinford
DY6 8RD

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Reception Hallway
This welcoming reception hallway leads from the front porch and features a staircase to the first floor. It provides access to the through dining lounge and kitchen, creating a practical flow throughout the ground floor.

Through Dining Lounge
22'10" x 11'09" (max)
Spanning the front to rear of the property, the through dining lounge is a bright and versatile living space. It features a bay window to the front and French doors at the rear that open into the conservatory. The room has a warm wood floor and a charming fireplace that serves as a focal point. Neutral décor and soft furnishings complement the natural light filling the space.

Dining Area
The adjacent dining area within the through lounge offers space for a table and chairs, ideal for meals and entertaining. It benefits from double French doors that lead through into the kitchen, enhancing the connection between the two spaces and allowing ample natural light to flow.

Conservatory
11'06" x 10'08" (max)
The conservatory at the rear has a bright and airy atmosphere with large windows and a polycarbonate roof. This offers a relaxing space to enjoy views over the garden and patio, making it an ideal spot to unwind or entertain year-round.

Kitchen
11'00" x 5'04" (max)
The kitchen is fitted with a modern range of cream gloss units and dark worktops, creating a contemporary look. Integrated appliances include a gas hob with extractor above and an oven below. The layout is practical and provides plenty of storage and workspace. Doors offer access to the side utility area and the dining area beyond.

Side Access & Utility Area
Situated at the side of the property, the utility area is practical and well-equipped, featuring plumbing for appliances such as a washing machine and dryer. A door leads directly into the rear garden, providing convenient access and additional storage space.

Landing
The stairs lead up to a light landing which connects all three bedrooms and the shower room. The landing's large window fills the space with natural light.

Bedroom 1
10'02" x 9'09" (max)
Bedroom 1 is a comfortable double room, positioned to the rear of the property. It enjoys a bright window overlooking the garden, making it a peaceful retreat.

Bedroom 2
11'09" x 10'02" (max)
Bedroom 2 is a well-proportioned double room featuring a large window offering views to the front of the property. It includes fitted wardrobes that provide ample storage, and the neutral décor creates a calm and restful feel.

Bedroom 3
6'08" x 6'02" (max)
Bedroom 3 suitable as a single bedroom, nursery, or home office. It has a window to the front elevation and a compact layout offering flexibility for various uses.

Shower Room
7'10" x 5'06" (max)
The shower room has been updated with modern tiling and fittings, including a walk-in shower with glass screen, a vanity unit with integrated sink, and a WC. A backlit mirror adds a contemporary touch, creating a fresh and functional bathroom space.

Rear Garden
The rear garden offers a generous paved patio area, ideal for outdoor dining and relaxing. It is enclosed by timber fencing, providing privacy and security. A raised decking area adds

further outdoor living space, while mature trees and shrubs border the garden, creating a pleasant natural backdrop.

Porch

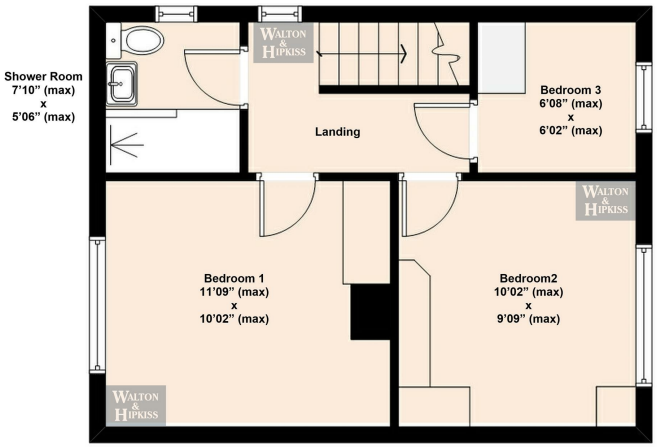
The porch is a small bright space with a leaded-glass front door and windows, providing a sheltered entry into the home while allowing natural light to flow through to the reception hallway.

Front Exterior

The front exterior features a semi-detached brick home with a tiled roof and a neatly maintained front garden including low-level planting. Off-street parking is available on the driveway, and a covered porch leads to the front door, creating an inviting entrance.

Anti-Money Laundering Regulations

In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf. Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically. A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards. Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction. Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.



First Floor

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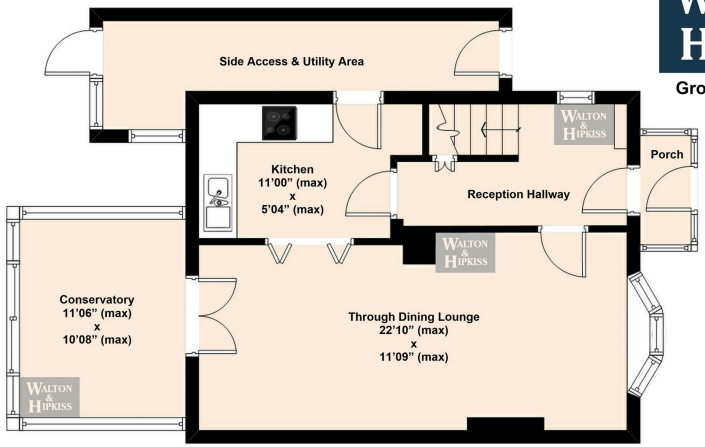

Ground Floor

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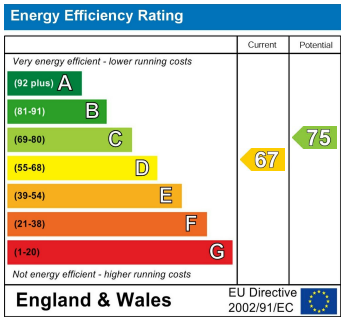

EPC Rating: D
Council Tax Band: B

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