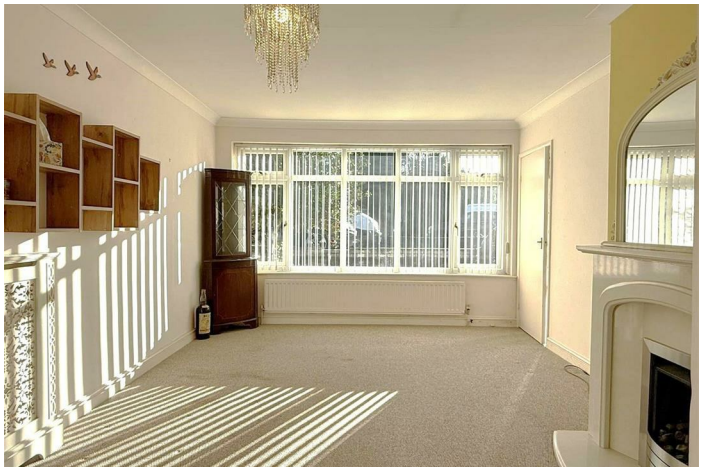






8 ORCHARD COURT

KINGSWINFORD, DY6 8AH

OFFERS IN THE REGION OF £235,000

FREEHOLD

NO CHAIN - A two-bedroom semi-detached bungalow situated in the heart of Kingswinford Village, conveniently positioned for a wide range of amenities including well-regarded schools, shops and public transport links. The property also benefits from being within walking distance of the village high street, along with a number of popular bars and eateries.

8 Orchard Court offers well-proportioned accommodation comprising an entrance hall, living room, kitchen, two double bedrooms, bathroom and side lobby. Externally, there is a pleasant enclosed rear garden, together with the added benefit of a useful garage located in a nearby block adjacent to the property which also provides an off road parking space.

SWF Est. 1934

SANDERS WRIGHT & FREEMAN

8 ORCHARD COURT

• Available With No Onward Chain • 2 Bedroom Semi-Detached Bungalow • Situated In The Heart Of Kingswinford Village • Cul-De-Sac Location • En-Bloc Garage Nearby • Well Presented Throughout • Walking Distance To Village High Street • Low Maintenance Rear Garden





APPROACH

8 Orchard Court is approached via steps leading down to a low maintenance courtyard.

ENTRANCE HALL

Useful storage cupboards and doors to the kitchen and living room.

LIVING ROOM

18'4" x 11'9" max

Double glazed window to the front, two radiators and feature fireplace. Door to the inner hallway.

KITCHEN

8'3" x 7'9"

Double glazed window to the side, part tiled walls and a contemporary range of fitted wall, drawer and base units with work surfaces over incorporating a sink and drainer unit with mixer tap. There is a built in electric oven with four ring gas hob above and a part glazed door to the side.

INNER HALLWAY

Two useful storage cupboards, loft access hatch with drop down ladders and doors to:

BEDROOM ONE

11'2" x 9'10"

Double glazed window to the rear, radiator and built in wardrobes.

BEDROOM TWO

9'10" x 8'11"

Double glazed window to the rear and radiator.

BATHROOM

Double glazed obscure window, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with shower above.

SIDE LOBBY

Doors to the front and rear.

REAR GARDEN

To the rear of the property is a pleasant enclosed garden.

GARAGE

The property also benefits from an en-bloc garage located just adjacent.

PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Dudley council - Tax Band B

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer)

Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

OTHER INFORMATION

The agent understands that a grant of probate has been applied for but is currently outstanding.

8 ORCHARD COURT



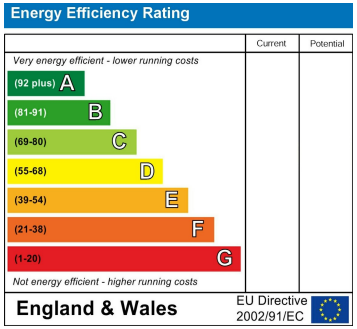




Ground Floor







SWF Est. 1934
SANDERS WRIGHT & FREEMAN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements