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Nanaimo Way
Kingswinford

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73 Nanaimo Way, Kingswinford DY6 8RD

This much improved, 3 bedroom Semi-detached property would make an ideal first time home, conveniently located off Bromley Lane being well placed for amenities and is further enhanced by off road Driveway Parking, Rear Conservatory and south facing Rear Garden

With gas central heating, UPVC double glazing and comprising; Porch Entrance, Reception Hall, Lounge/Dining Room, Conservatory, Refitted Kitchen, Landing, 3 Bedrooms and Shower Room.

OVERALL, A WELL PRESENTED AND UPDATED HOME WHERE VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE.

On the Ground Floor there is an Entrance Porch being UPVC double glazed with entrance door, tiled floor and UPVC door glazed door opening to the Reception Hall having stairs to 1st floor with spindle balustrade low level Store (below), radiator UPVC double glaze side fixed window, cupboard and doors leading off.

There is a Lounge/Dining room with UPVC double glazed bay window to front, laminate floor, 2 radiators (with covers) and UPVC double glazed rear doors opening to the Conservatory.

The Conservatory is UPVC double glazed with top opening windows, double doors to Garden, ceiling light with fan and radiator.

There is a refitted Kitchen having a range of grey gloss wall and base cupboards, drawer unit, worktops, sink and mixer tap, Candy built-in oven, ceramic hob with cooker hood over, integrated fridge, integrated freezer, cupboard with Ideal gas central heating boiler, UPVC double glazed rear window, appliance space and part obscure UPVC double glazed side door.

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window, loft access, spindle balustrade to stairs and doors to 3 Bedrooms and Shower Room.

Bedroom 1 has a laminate floor, UPVC double glazed rear window, radiator and a range of wardrobes to one wall with sliding doors.

Bedroom 2 has a UPVC double glazed window, radiator, laminate floor and freestanding wardrobe.

Bedroom 3 has a stair head shelf, laminate floor, radiator, UPVC double glazed window and freestanding wardrobe.

There is a Shower Room having a modern white suite with shower cubicle having side screen and entrance door and Triton shower, semi recessed basin with vanity cupboard below, WC, part tiling, obscure UPVC double glazed rear window, chrome ladder radiator and extractor.

The Rear Garden is south facing having a good sized paved patio and side paved area with gate to front, lawn, rear border and shed.

At the front there is a block paved Driveway providing off-road parking.

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band A.

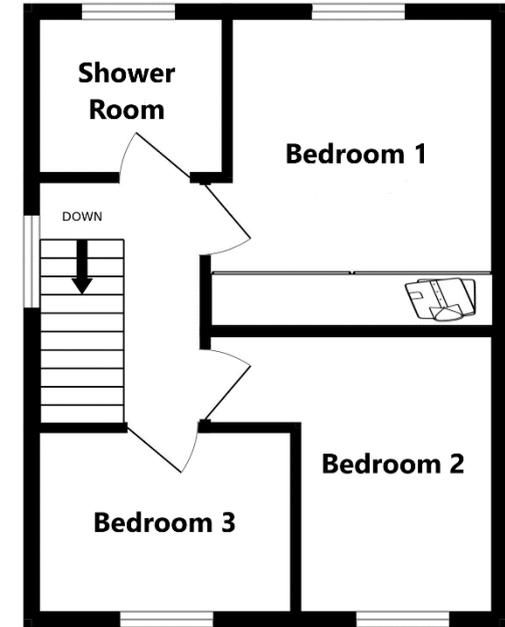
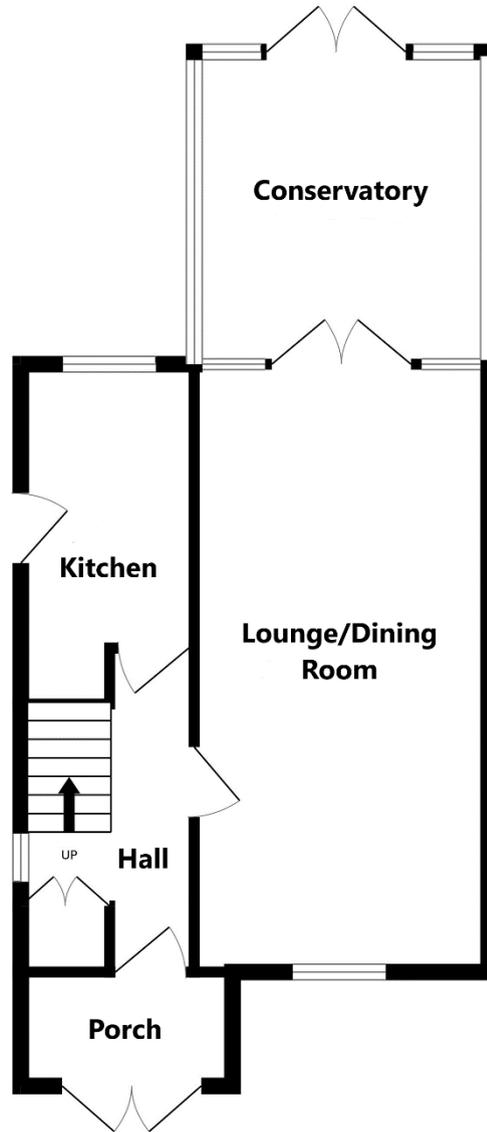


FLOOR PLANS

Ground Floor

1st Floor

Porch & Reception Hall
Lounge/Dining Room: 21'8" x 10'3" (6.61m x 3.13m)
Conservatory: 9'8" x 9'1" (2.97m x 2.77m)
Kitchen: 12'2" x 5'11" (3.72m x 1.80m)
Landing
Bedroom 1: 11'7" incl. w x 10'2" (3.53m x 3.12m)
Bedroom 2: 9'8" x 9'7" (2.95m x 2.38m)
Bedroom 3: 8'5" x 6'9" (2.58m x 2.05m)
Shower Room: 5'11" x 5'5" (1.81m x 1.67m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



We don't sell houses, we sell homes.

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