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Kingswinford

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## 105 Lydgate Road, Kingswinford DY6 8SF

This 2 Bedroom Bungalow has been comprehensively modernised, re-appointed and adapted, now with Bedrooms to the front, together with stylish open-plan living to the rear, adding the WOW FACTOR. Fantastic transformation with vaulted ceiling, Velux roof windows, roof lantern and rear bi-fold doors – A MUST SEE TO FULLY APPRECIATE.

Lydgate Road is a popular cul-de-sac location on the Crestwood Park development and is well placed to amenities on Bromley Lane including Tesco Express and both the Bromley Hills & Crestwood Schools, also making it ideal for Families.

The Bungalow was rewired in 2022 and there was a new boiler installed in 2022 as part of updating, to include a stunning Kitchen and Bathroom with white suite. The South facing Rear Garden was also landscaped for low maintenance and there are porcelain tiled patio areas.

Accommodation comprises: Reception Hall, 2 Bedrooms, Utility, open-plan Kitchen/Dining/Sitting Room and Bathroom. There is a block paved Driveway with EV Charger.

OVERALL, A GREAT OPPORTUNITY FOR A MUCH IMPROVED BUNGALOW. EARLY VIEWING IS HIGHLY RECOMMENDED.

There is a Reception Hall having LVT flooring, radiator, composite double glazed front door, recessed ceiling lights and doors leading off.

Bedroom 1 has LVT flooring, UPVC double glazed front window, radiator, recessed ceiling lights, loft access and a range of built-in wardrobes, to one wall, having sliding mirror doors.

Bedroom 2 has a UPVC double glazed front window, radiator, LVT flooring and recessed ceiling lights.

The Utility has a worktop with space below, stackable appliance space, tall cupboard with Ideal gas central heating boiler, LVT flooring and recessed ceiling lights.

To the rear, there is an Open-plan Kitchen/Dining/Sitting Room with the Kitchen Area having a range of grey gloss style wall/base cupboards, worktops with breakfast bar to Dining Area, sink and mixer tap, built-in oven, built-in microwave, induction hob with cooker hood over, tall housing with integrated fridge freezer, wine cooler, side UPVC double glazed high-level fixed window, vertical radiator, LVT flooring, ample Dining Area, vaulted ceiling with 2 Velux double glazed roof windows, LVT flooring, further vertical radiator, recessed ceiling lights, door to Bathroom, rear UPVC double glazed bi-fold doors to the Garden and wide opening to the Sitting Area, to the rear, also with LVT flooring, roof lantern and rear UPVC double glazed bi-fold doors to Garden.

The Bathroom has a white suite including bath with waterfall shower over and side shower screen, basin, WC, tiled walls, LVT flooring, vertical radiator, recessed ceiling lights, extractor, roof lantern and Store.

There is a south facing Rear Garden having a porcelain tiled patio, sleeper retainer and steps with lighting, leading onto the lawn with side porcelain tiled patio and there is a side path with gate to front.

At the front, there is a block paved Driveway providing off-road parking with EV charger.

Tenure: Freehold. Construction: brick with a pitched tiled and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band B.

EPC - TBC







# FLOOR PLANS

Reception Hall

Bedroom 1:

15' incl w x 8'7" (4.59m x 2.62m)

Bedroom 2:

11'3" x 7'10" max (3.43m x 2.39m)

Utility:

7'3" x 4'5" +recess (2.38m x 1.36m)

Open-Plan Kitchen/Dining/Sitting Room

Dining Kitchen Area:

20'7" x 11'9" (6.29m x 3.59m)

Sitting Area:

10'7" x 8'6" (3.24m x 2.59m)

Bathroom:

8'3" x 5'5" (2.54m x 1.65m)



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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>

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