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**Brinley Way**  
Kingswinford



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## 12 Brinley Way, Kingswinford DY6 9DN

Brinley Way is a much sought after location leading off Swindon Road, forming part of the Valley Fields development and is well placed for amenities in Kingswinford, making it convenient.

This 2 Bedroom Detached Bungalow has been adapted internally whereby the original Kitchen has become a Bedroom and the original 2<sup>nd</sup> Bedroom has now become a Kitchen, to the rear, giving an aspect to the Garden. The Bungalow provides further potential for a buyer to personalise and improve, to stamp their own individual style, at a great address.

With gas central heating and comprising: Reception Hall, Store, L shaped Lounge/Dining Room, Kitchen, 2 Bedrooms, refitted Shower Room and Garage. The Bungalow is further enhanced by a south east facing Rear Garden and good size Driveway providing off-road parking.

OVERALL, A BUNGALOW WELL WORTH VIEWING – AVAILABLE WITH NO ONWARD CHAIN

The Reception Hall has a part double glazed side UPVC entrance door, shallow cupboard and doors leading off.

There is a Store (was Toilet) having obscure single glazed side window and part tiling.

The L-shaped Lounge/Dining Room is located to the front having a Lounge Area with recessed fireplace having hearth and inset fire, UPVC double glazed front bow window, high-level side UPVC double glazed window, obscure glazed internal screen to Hall and opening to the Dining Area having UPVC double glazed window to front.

The Kitchen has a range of white wall/base cupboards, worktops, tiled splash backs, sink and mixer tap, Diplomat built-in double oven with cupboard above and below, Bosch gas hob with integrated cooker hood over, integrated Hotpoint washing machine, integrated fridge, UPVC double glazed rear window, tiled floor and part double glazed UPVC side door to Covered Passageway.

The side Covered Passageway has a door to the front and rear.

Bedroom 1 is located to the rear, with UPVC double glazed window and loft access (with ladder).

Bedroom 2 has a side UPVC double glazed window.

There is a refitted Shower Room with white suite, including walk-in shower with Mira waterfall shower over and side screen, basin with vanity cupboard below, WC, tiled walls, chrome ladder radiator, extractor, recessed ceiling lights, obscure UPVC double glazed side window and tiled floor.

The single Garage has an up and over door, Ideal gas central heating boiler, single glazed rear timber window and part single glazed timber door to Garden.

The Rear Garden is south east facing having a paved patio with rear electric awning, step to a shaped lawn with borders, rear conifers and there is a timber workshop/shed.

At the front, there is a good size tarmac driveway providing excellent off-road parking, which extends to the side of the Bungalow leading to the Garage.







# FLOOR PLANS

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](https://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Reception Hall

Store

L-Shaped Lounge/Dining Room

Lounge Area: 15'11" x 10'4" (4.86m x 3.17m)

Dining Area: 10'4" x 7'10" (3.15m x 2.41m)

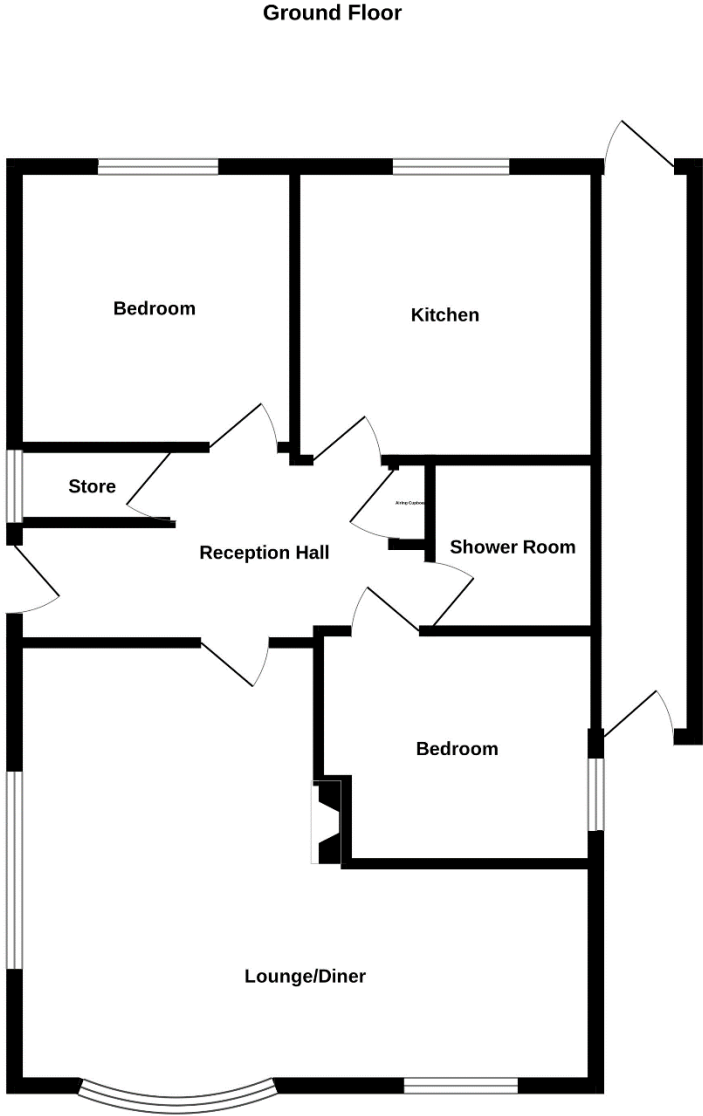
Kitchen: 10'4" x 10'4" (3.15m x 3.15m)

Bedroom 1: 10' x 9'11" (3.05m x 3.02m)

Bedroom 2: 9'11 max x 7'11" (3.02m x 2.42m)

Shower Room: 6'6" x 5'2" (1.98m x 1.58m)

Garage: 18'1" x 8'11" (5.53m x 2.73m)







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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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