



3 Carnforth Close, Kingswinford, DY6 9BL

**BERRIMAN**  
**EATON**

## 3 Carnforth Close, Kingswinford, DY6 9BL

This is a well-proportioned detached home occupying a favourable corner position within this desirable Estate. There is off road parking, detached garage and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, cloakroom, dining kitchen and lounge to the ground floor. To the first floor there are three good sized bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : C  
WOMBOURNE OFFICE

### LOCATION

This house is positioned on the corner of Carnforth Close and Dalesman Close on this popular Estate just off the Swindon Road. There are a variety of shops, facilities and amenities in neighbouring Wall heath and Kingswinford; with Kidderminster, Swindon and Wombourne being close by. There is a choice of Primary Schools with St Mary's Church of England being the closest. Summerhill School is also very close by.

### DESCRIPTION

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### ACCOMMODATION

The ENTRANCE HALL is accessed through a composite double glazed door with leaded opaque inserts. There is a door to the CLOAKROOM which has a low level WC, vanity wash hand basin with mixer tap, radiator and double glazed opaque window. The LOUNGE has a double glazed bay window with a double glazed window to the side, staircase rising to the first floor landing with storage cupboard beneath and a door into the KITCHEN/DINING ROOM. This is fitted with a range of wall and base units with complementary work surfaces with inset one and a half sink and drainer with mixer tap. There are double glazed windows to the rear and side elevations, double glazed French doors onto the rear garden and tiled floor. There are a range of integrated appliances including oven, microwave, ceramic hob and extractor, dishwasher and plumbing for a washing machine.

The staircase has wooden balustrades and rises to the FIRST FLOOR LANDING has loft access and double glazed leaded window. The BATHROOM is fitted with a coloured suite which comprises bath with shower over and screen, pedestal wash hand basin, low level WC, airing cupboard over the stairs recess which houses the hot water cylinder, tiling to the walls and double glazed leaded opaque window to the front elevation. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, fitted bedroom, furniture and radiator. DOUBLE BEDROOM 2 has a double glazed leaded window to the front elevation and radiator. BEDROOM 3 has a double glazed leaded window to the side elevation and radiator.

### OUTSIDE

The property has a path and steps giving access to the entrance and has an established, well stocked and raised planted foregarden. There is a tarmac DRIVEWAY and access to the detached GARAGE which has an electronically operated elevating door. There is a part walled boundary and a side gate into the REAR GARDEN. There is a paved patio area, lawn with planted borders and an ornamental pond with part fence to the boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – Dudley  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
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>  
The long term flood defences website shows very low risk

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Offers In The Region Of  
£365,000

EPC: C

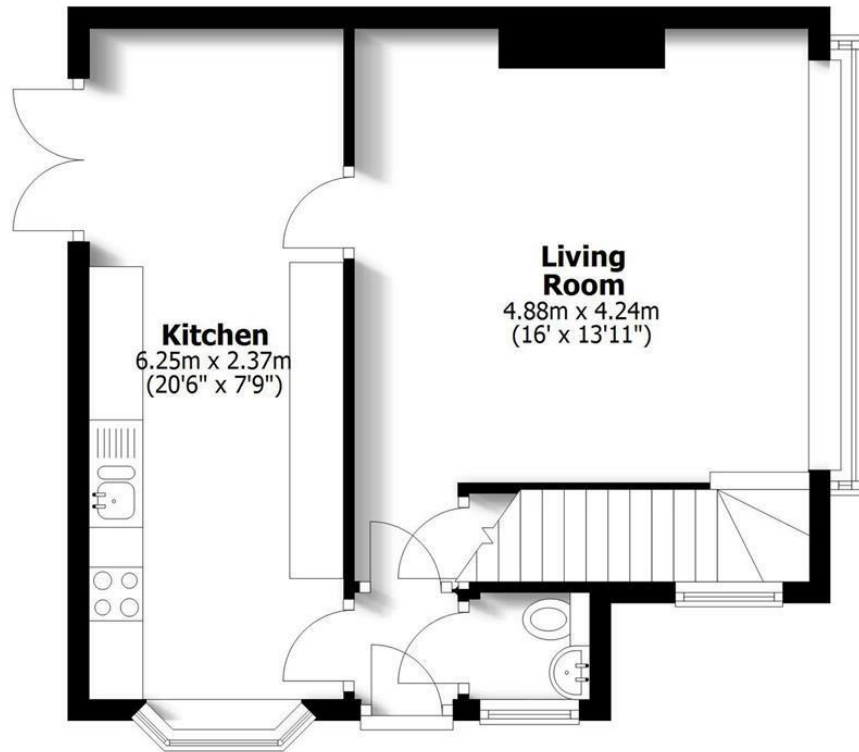
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



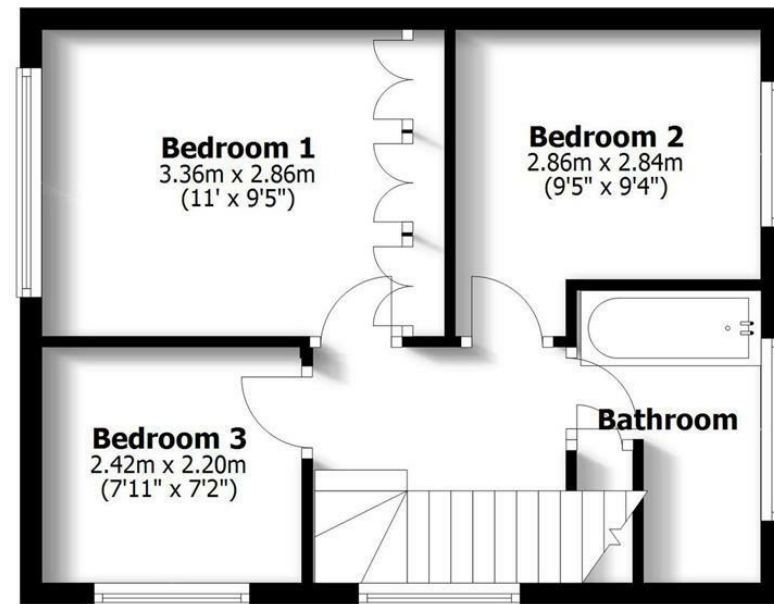
### 3 Carnforth Close Kingswinford

**TOTAL: 74.8sq.m. 805sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

