

19 Flemish Gardens, Kingswinford, DY6 7NB

BERRIMAN EATON

# 19 Flemish Gardens, Kingswinford, DY6 7NB

This is a modern semi-detached home ideal for first time buyers or downsizers which occupies a lovely quiet position on the fringes of this popular development which isn't overlooked. There is allocated off road parking for two vehicles with EV charging point and an enclosed rear garden. The internal accommodation briefly comprises entrance hall, lounge, cloakroom and kitchen/dining room to the ground floor. To the first floor there are three bedrooms, en-suite to the principle and a family bathroom. The property benefits from central heating, double glazing and solar panels.

EPC : B
WOMBOURNE OFFICE

## LOCATION

Flemish Way is located on the popular Taylor Wimpey development situated between Stallings Lane and Tansey Green Road, there is excellent access to Russells Hall Hospital and the Kingswinford Trading Estate, as well as being close to a variety of shops and facilities including Morrisons Supermarket as well as the further amenities in both Kingswinford, Gornal and Dudley. There are a good selection of locals schools close by.

## DESCRIPTION

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## ACCOMMODATION

The ENTRANCE HALL has a composite door, staircase rising to the first floor landing and radiator. The LOUNGE has double glazed window to the from elevation and radiator. The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, integrated double oven, gas hob and fitted extractor. There are integrated appliances including fridge, freezer, dishwasher and washing machine. There is a wall mounted central heating boiler, double glazed window to the rear elevation, double glazed french doors onto the rear garden, radiator and understairs storage.

The staircase rises to the FIRST FLOOR LANDING which has loft access and radiator. The BATHROOM is fitted with a white suite which comprises bath with shower over and screen, pedestal wash hand basin and mixer tap, low level WC and spotlights. DOUBLE BEDROOM 1 has fitted wardrobes with sliding mirror doors, double glazed window to the front elevation, radiator and door into the EN-SUITE which has a walk in shower cubicle, low level WC, wash hand basin and mixer tap, double glazed opaque window to front elevation and part tiling to walls.

## OUTSIDE

To the front of the property there is a tarmac driveway suitable for parking two vehicles off road with outdoor plug which can be used for EV charging, with further provision for visitors spaces. There is side gated access into the gated which has a paved patio, lawn area and is enclosed with a fence to the boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – 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
£280,000

EPC: B


**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.



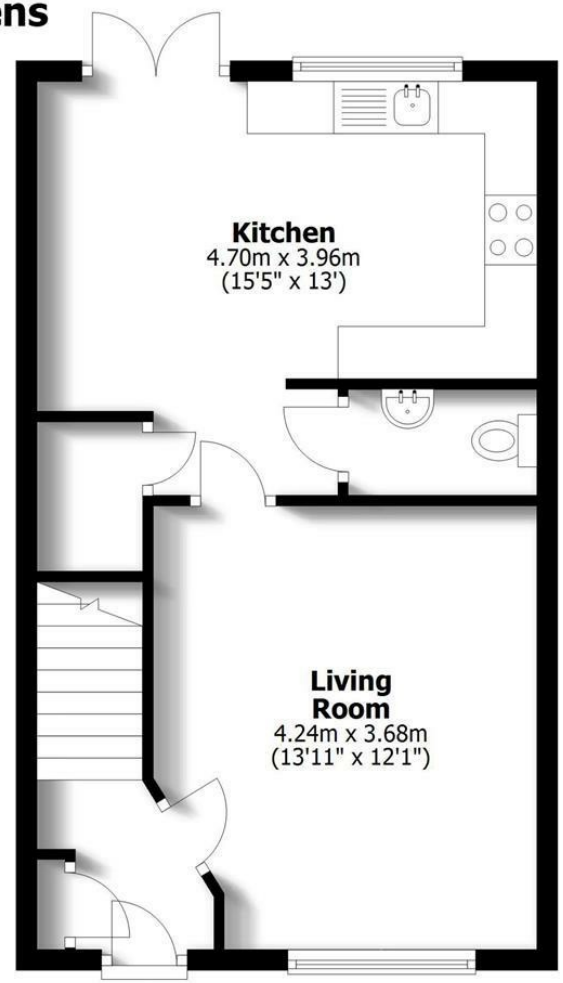



# 19 Flemish Gardens

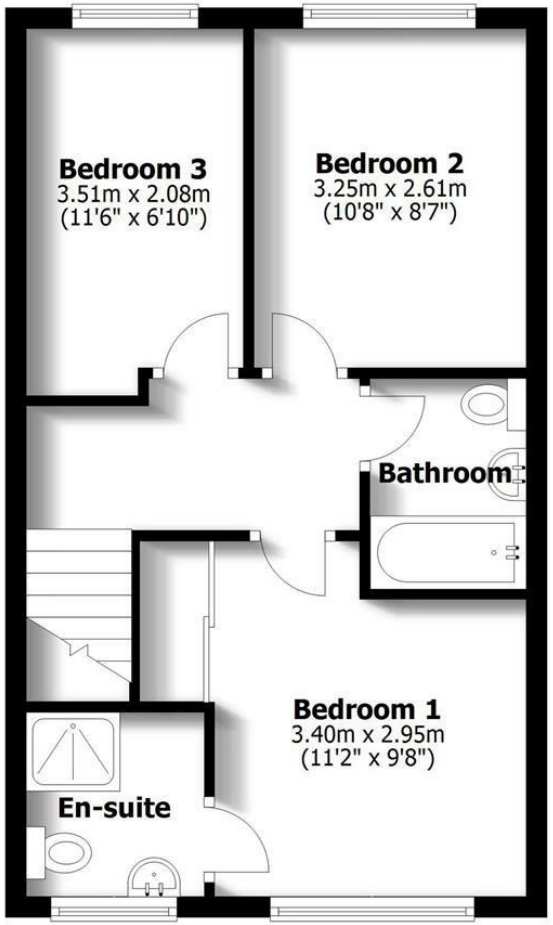
**Kingswinford**

**TOTAL: 79.1sq.m. 852sq.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**







