



AP
MORGAN
ESTATE AGENTS
For Sale
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Moss Grove | Kingswinford | West Midlands

Offers in the Region Of £145,000

Moss Grove

| Kingswinford

NO ONWARD CHAIN – An extended semi-detached house

Offered With ***NO ONWARD CHAIN*** AP Morgan is pleased to present this ideal opportunity to acquire a 2-bedroom semi-detached house, which could make an ideal first purchase or investment opportunity. Well placed for schools, shopping both locally and Kingswinford, as well as bus and commuter routes across the area.

The property briefly comprises: Hall, ample sized dining room with bay window, leading to the generous lounge with gas fire to fireplace.

The kitchen has fitted matching cupboards and units with space for a cooker of your choice.

There is an adjoining utility room with space and plumbing for a washing machine and dish washer, and the ground floor W.C. off.

Upstairs the property presents a landing with loft access, 2 well proportioned double bedrooms, and a modern shower room with airing cupboard.

Outside to the front is the driveway laid mainly with gravel making it easier for maintenance providing off-road parking for 2 cars. To the rear the enclosed garden has patio and lawn area greenhouse and garden shed.

The property has gas central heating to radiators and double glazing.

This property must be seen to be appreciated.



Details

Hall

Dining Room

14' 0" into bay x 10' 11" (4.26m x 3.32m)

Lounge

14' 6" x 12' 0" (4.42m x 3.65m)

Kitchen

9' 9" x 8' 6" (2.97m x 2.59m)

Utility

6' 3" x 4' 3" (1.90m x 1.29m)

W.C.

Stairs rise to first floor

Bedroom 1

12' 0" x 10' 11" (3.65m x 3.32m)

Bedroom 2

12' 0" x 8' 5" (3.65m x 2.56m)

Shower Room

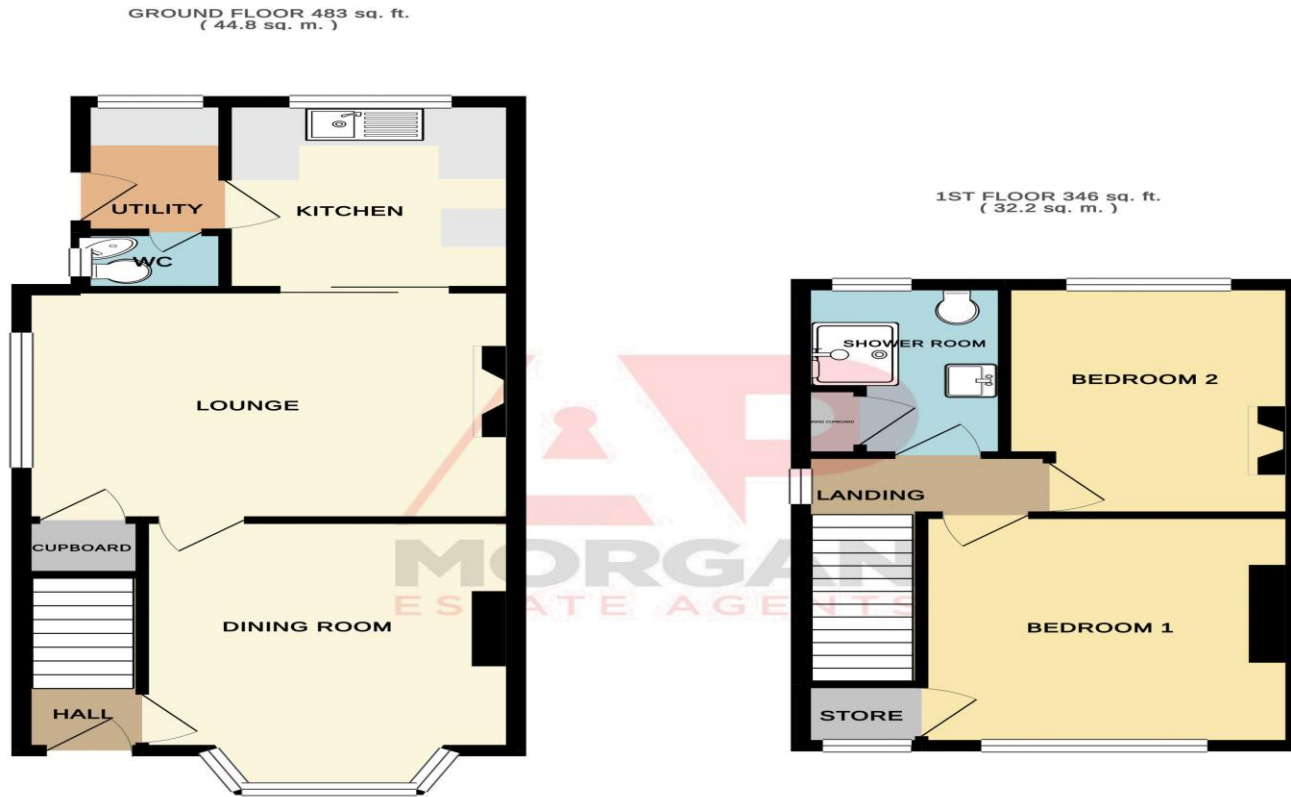
8' 10" x 5' 5" (2.69m x 1.65m)



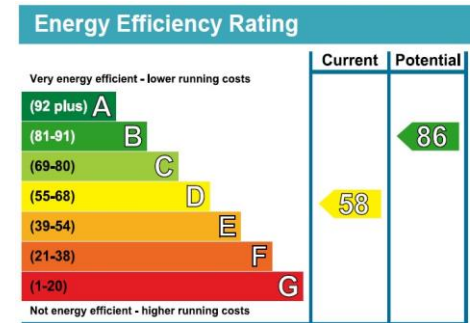
Tenure: We have been advised by our vendor that the property is **Freehold** (tbc by solicitors).

Council Tax Band: (tbc by solicitors).

Please Note: These plans are for information only and not to scale.



TOTAL FLOOR AREA : 829 sq. ft. (77.0 sq. m.) approx.
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Office Opening Times: Monday – Friday (9am – 5:30pm) | Saturday (9am – 4pm) | Sunday (Closed)

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