

Taylors

KINGSWINFORD, 65b Rangeways Road

£115,000

2 1 1









A LARGE GROUND FLOOR FLAT, well placed within a very desirable and convenient location, offering TWO LARGE BEDROOMS and is further enhanced by the private rear garden and SINGLE GARAGE. Available with NO UPWARD CHAIN.

Certainly forming one of the larger flats in Kingswinford, ideal for first time buyers or retired requiring 'ground floor' living, offering a GENEROUS layout, which provides much potential to update, includes DOUBLE GLAZING, ECONOMY 7 STORAGE HEATERS and comprises: large lounge with dining area, spacious fitted kitchen, inner hall, TWO DOUBLE BEDROOMS and wet/shower room.

Unlike many flats in the wider area, this property features an enclosed garden space at the rear, which is paved and easy maintenance. Located to the side of the flats is the SINGLE GARAGE and a SHARED RESIDENTS CAR PARK. The flat is a very short walk from shops, doctors, school and regular transport services. There is easy access to the centre of Kingswinford, which offers friendly village shops and amenities.

Tenure: LEASEHOLD. Approximately 87 years remaining on lease. GROUND RENT: £250.00. SERVICE/ MAINTENANCE CHARGE: £838 every 12 months. Construction: Standard Brick Construction with flat roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk - very low. Council Tax Band - A. EPC - D. KINGSWINFORD OFFICE.

Lounge Diner - 6.91m x 2.79m (22'8" x 9'2")

Kitchen - 3.81m x 2.11m (12'6" x 6'11")

Inner Hall - 1.93m x 0.76m (6'4" x 2'6")

Bedroom 1 - 4.14m x 2.31m (13'7" x 7'7")

Bedroom 2 - 5.03m x 2.11m (16'6" x 6'11")

Wet Room - 1.93m x 1.8m (6'4" x 5'11")

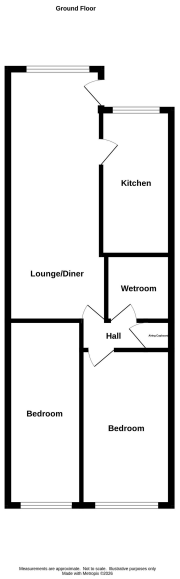
Garage - 4.62m x 2.39m (15'2" x 7'10")

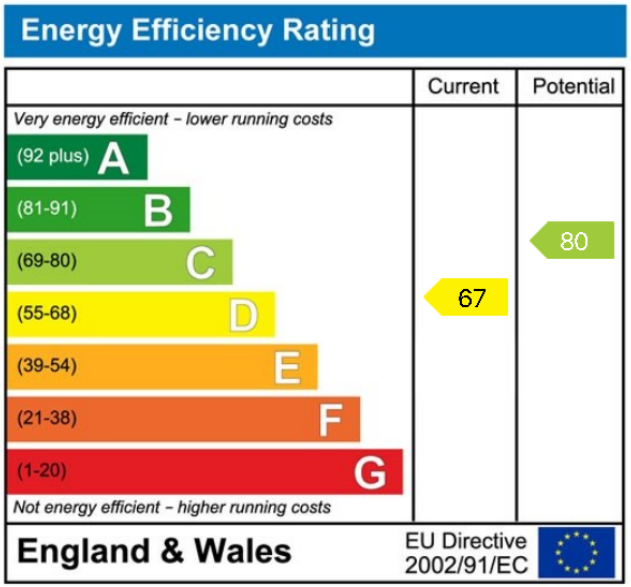






- NO UPWARD CHAIN
- LARGE FLAT
- GROUND FLOOR
- TWO LARGE BEDROOMS
- WET/ SHOWER ROOM
- FITTED KITCHEN
- SINGLE GARAGE
- PRIVATE REAR GARDEN
- SHORT WALK TO SHOPS
- LARGE LOUNGE/ DINER





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