



Bartlams.

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8 Flemish Gardens, Kingswinford - DY6 7NB  
£269,950

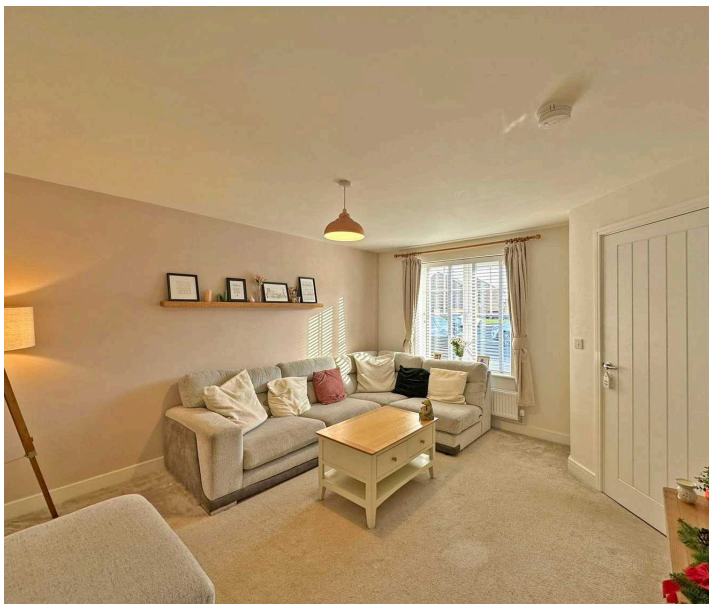


## 8 Flemish Gardens

Kingswinford, Dudley

Bartlams are delighted to present this outstanding three-bedroom semi-detached family home offering a family two bathrooms and a downstairs WC, located in the highly desirable 'Catesby View' area. Boasting parking at the front for two vehicles, this property offers convenience with its proximity to local amenities, schools, and excellent public transport links.

Step inside this delightful three bedroom home into an entrance hall leading to the living room and first floor; spacious living room offering a beautifully light window to the front elevation; kitchen to the rear of the property with room for dining and double doors to the garden benefits a vast amount of wall and base units integrated with a double oven, dishwasher, fridge freezer, gas hobs and a one and a half sink with drainer; off the kitchen is a convenient guest W.C with wash hand basin; upstairs are three well proportioned bedrooms with the principal room showcasing a generous en-suite shower room with a walk in shower, WC and wash hand basin; the two smaller bedrooms are to the rear of the floor with a pleasant outlook of the rear garden; completing the interior is a family bathroom presenting a bathtub with shower attachment and screen, WC and wash hand basin.



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## 8 Flemish Gardens

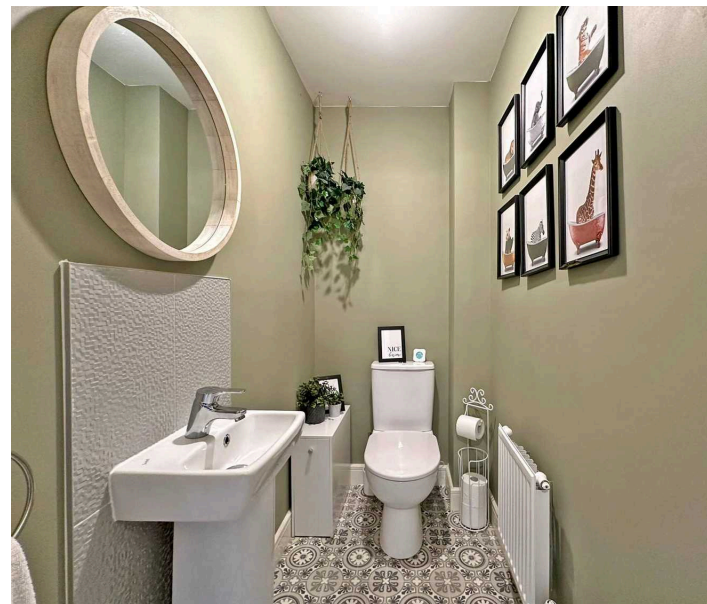
Kingswinford, Dudley

Head outside to find convenient off-road parking to the front with space for two vehicles leading to the front door and a gated side entrance to the rear garden; the garden can be accessed from the kitchen and it presents a level lawned area with patio and gravel areas creating idyllic seating for a warm summers day, perfect for hosting friends and family.

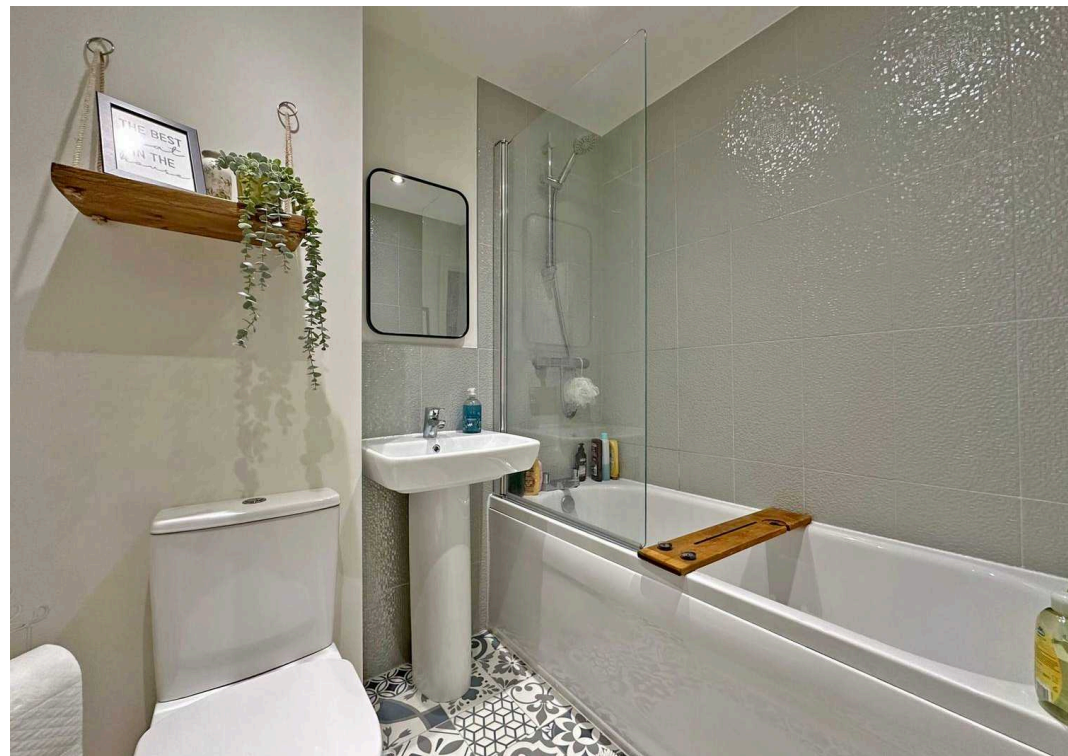
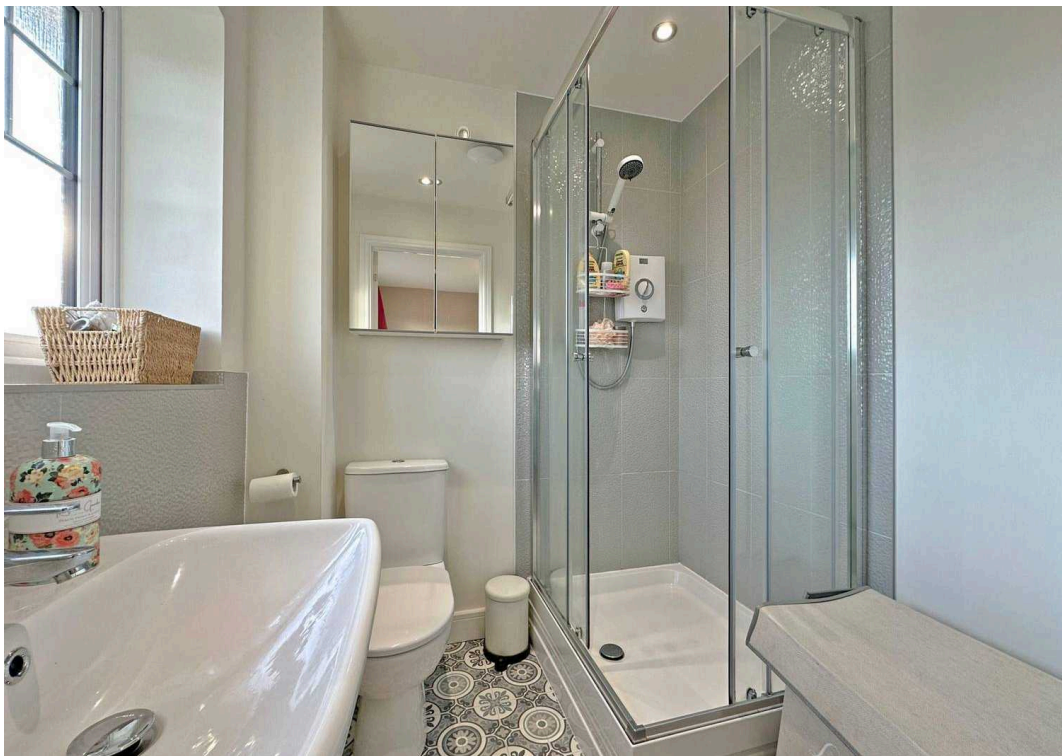
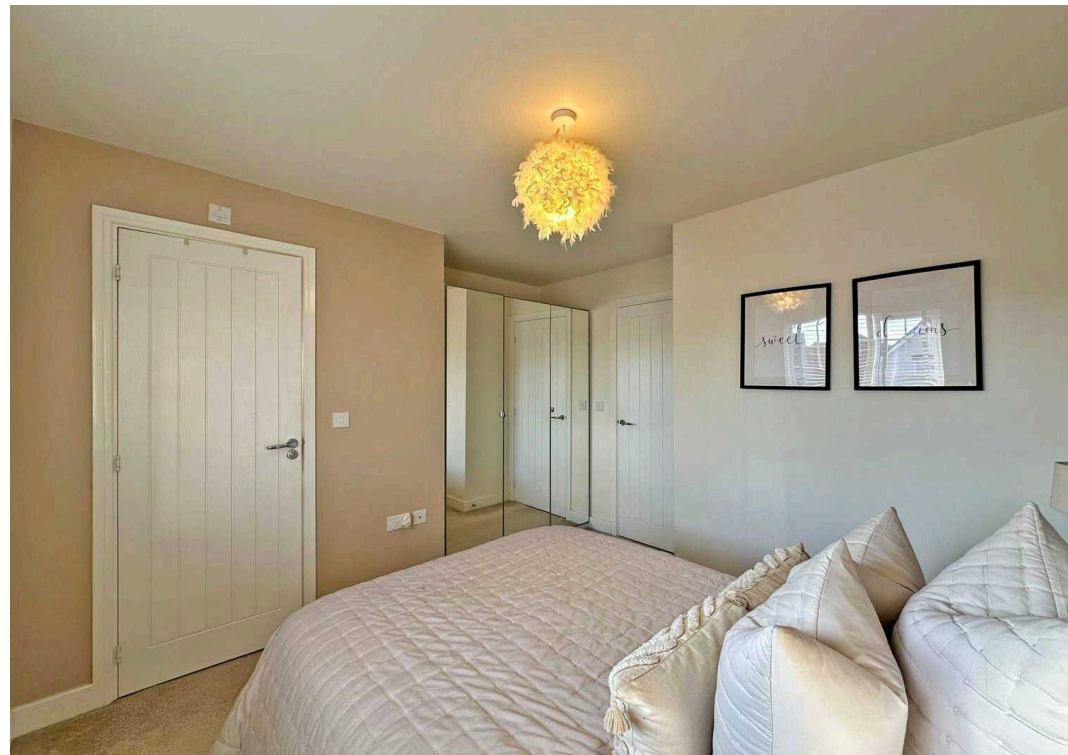
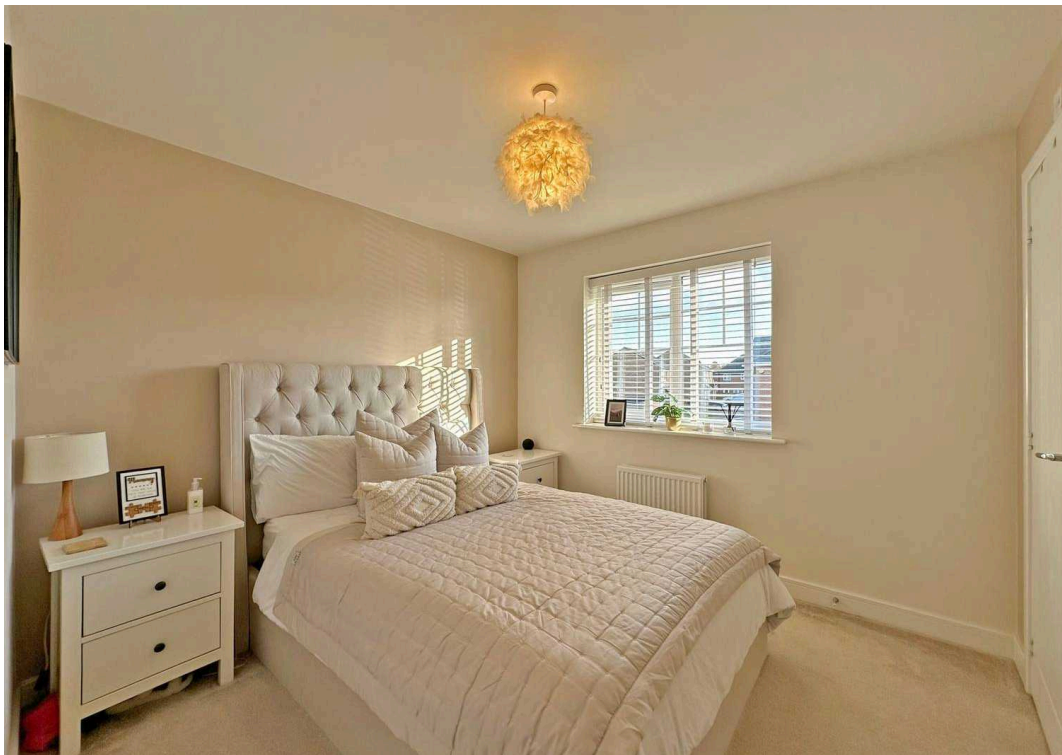
Get in touch with our Wombourne office to view this beautiful home!

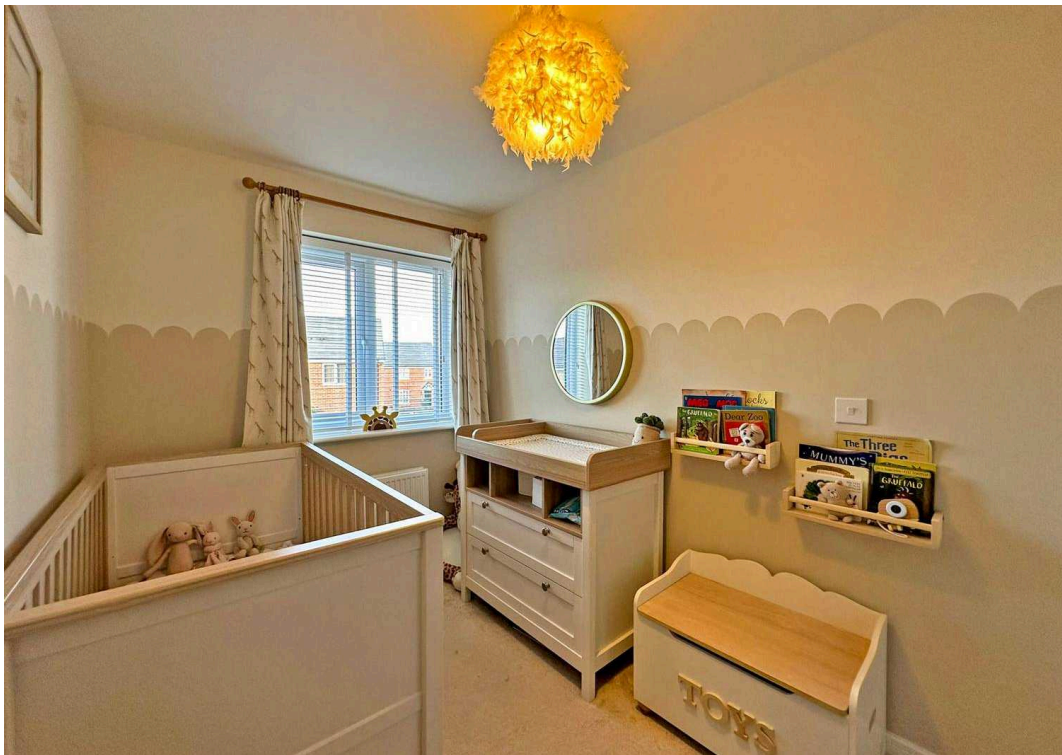
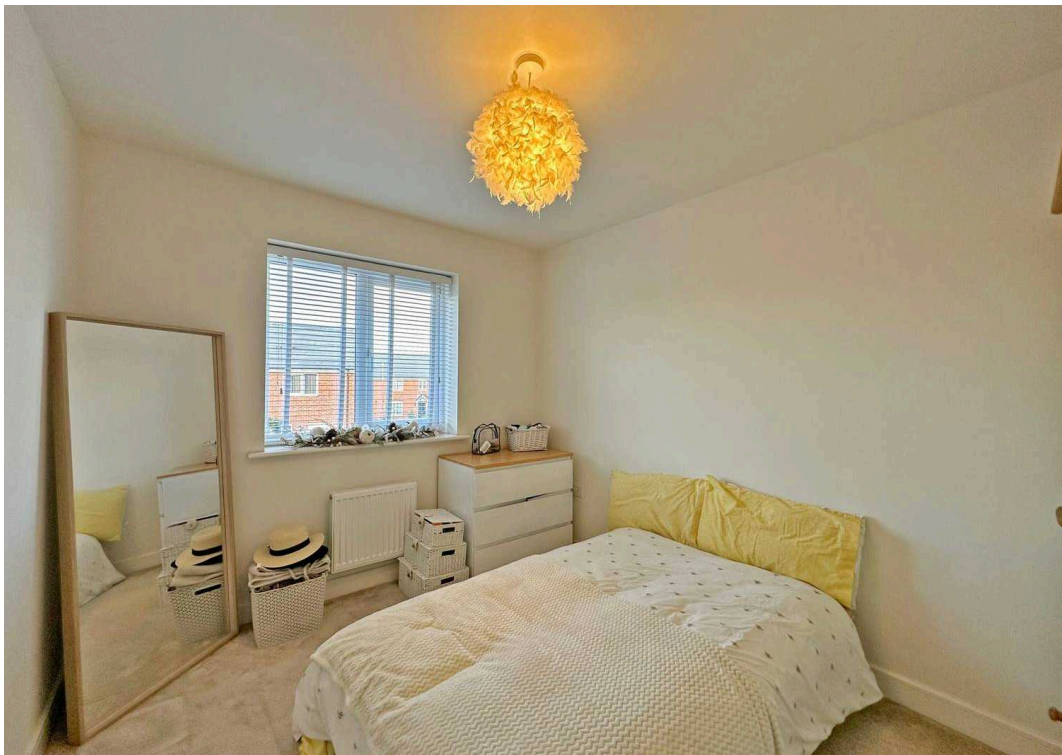
We are advised by our client that this property is Freehold, Council Tax Band - B, EPC - B. The property comes with approximately 7 years warranty remaining. There is a service charge that is approximately: £125 per annum

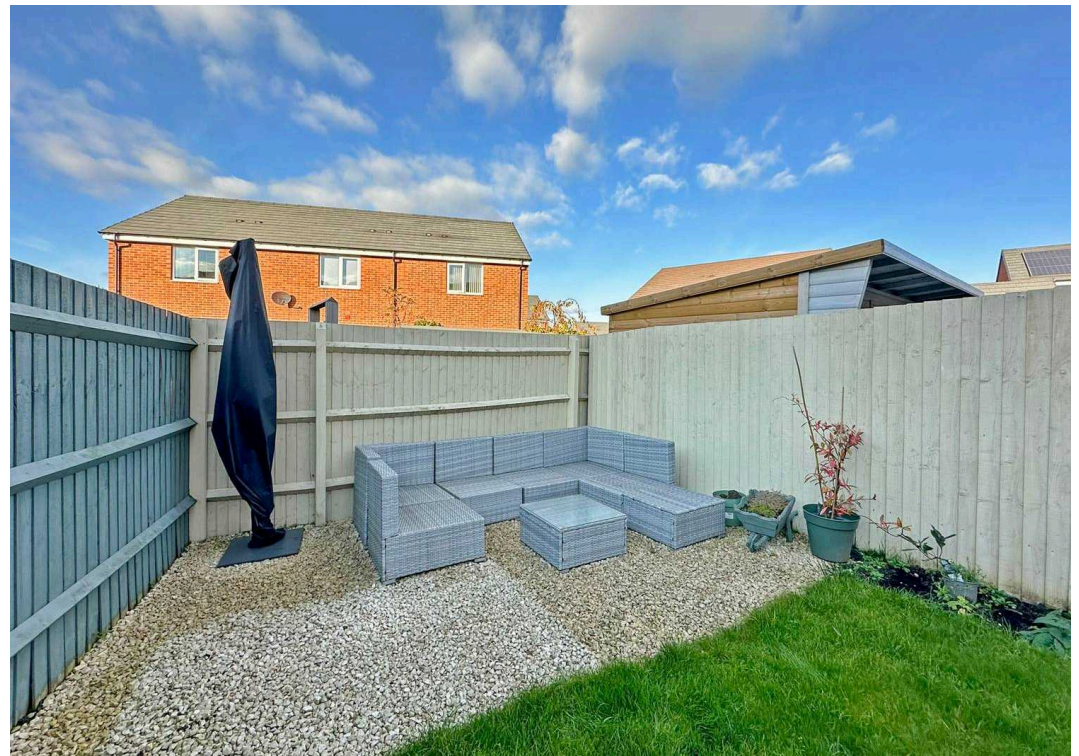
- BEAUTIFULLY KEPT THREE BEDROOM SEMI-DETACHED HOME
- IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS
- FAMILY BATHROOM, EN-SUITE AND DOWNSTAIRS WC
- OFF ROAD PARKING
- APPROX 7 YEARS LEFT ON WARRANTY
- QUIET CUL-DE-SAC LOCATION
- CONVENIENT LOCATION FOR NEARBY AMENITIES
- FREEHOLD. COUNCIL TAX BAND - B. EPC - B



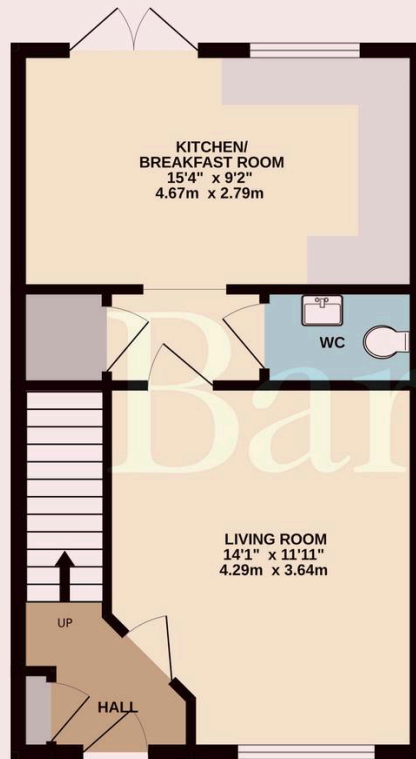
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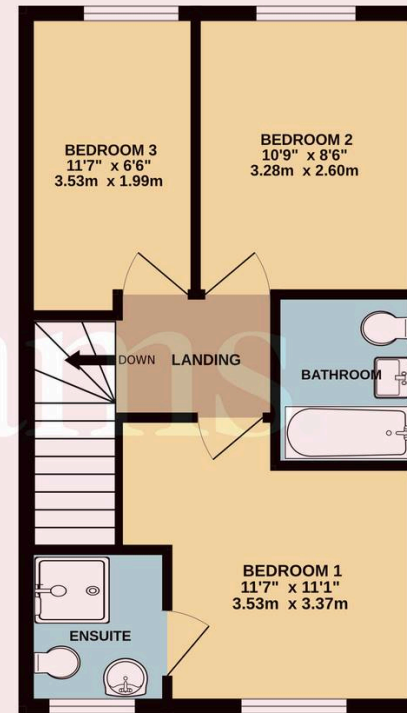




GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Bartlams

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