



## 1 bed bungalow to buy in DY6

Ragees Road, Kingswinford, West  
Midlands, DY6 8NG

**£150,000** Starting Bid

 x1  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Highly Desirable Location
- ✓ Bay Fronted Bungalow
- ✓ DELIGHTFULLY SPACIOUS
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Pattinson Auction Are Delighted To Offer This SPACIOUS, WELL PRESENTED, BAY FRONTED 1 Bed BUNGALOW, Offered With NO CHAIN. With MODERN Kitchen, CONSERVATORY, LARGE DOUBLE BEDROOM, DRIVEWAY, And PRIVATE REAR GARDEN. In A HIGHLY Desirable Area, Close To All Local Amenities. This Property Is Not To Be Missed, Call Today To Arrange A Viewing.

This Property Briefly Comprises:

\* ATTRACTIVE Bungalow, In A Highly Desirable Area, With Driveway Offering Off Street Parking. Complete With BAY WINDOWS And WELL PRESENTED Front Garden, Adding To The Mass Of Curb Appeal This Property Has

\* WELCOMING Entrance Porch

\* SPACIOUS Reception Room With Patio Doors Leading To The Conservatory And Flooding The Room With NATURAL DAYLIGHT

\* MODERN Kitchen With High Gloss Units

\* LARGE Conservatory, With French Doors Leading To The Rear Garden

\* SPACIOUS DOUBLE Master Bedroom, Previously 2 Bedrooms Converted Into 1, With Built In Wardrobes And Large Bay Window Giving A Bright And Airy Feel

\* WHITE SUITE Bathroom With Shower Over Bath, And Tiled Splashbacks

\* PRIVATE, WELL MAINTAINED Garden

Additional Features:

- NO CHAIN

- BAY FRONTED
- SIDE ACCESS
- WELL PRESENTED
- MODERN KITCHEN
- LOFT IS BOARDED
- CAN EASILY BE RESTORED TO A 2 BEDROOM

Viewings STRONGLY Recommended Viewing to Fully Appreciate This Property!

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £150,000

Property Type: Bungalow

Parking: Driveway

Year built: 1970

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

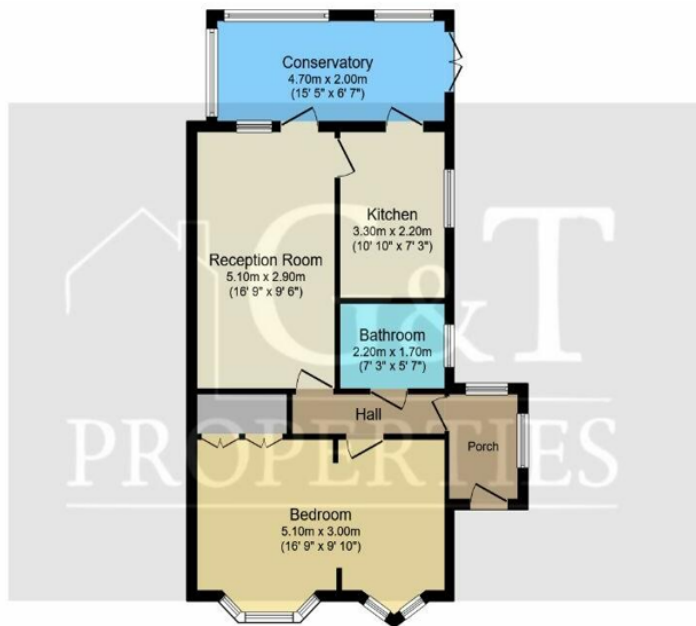
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



**Floor Plan**  
Floor area 62.1 sq.m. (668 sq.ft.)

TOTAL: 62.1 sq.m. (668 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Ragees Road, Kingswinford, West Midlands, DY6 8NG

Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
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