



**RE/MAX**  
Prime Estates



**84 Moss Grove, Kingswinford, DY6 9HH**  
**£240,000**

Presenting this spacious 3-bedroom semi-detached house, offering versatile living space and situated in a prime location. The ground floor boasts three reception rooms, allowing ample opportunity to create your ideal living arrangement. Additionally, the garage has been thoughtfully converted, providing extra space that can be utilized as a home office, playroom, or additional bedroom.

At the front of the property, you are welcomed by a large driveway with space for multiple cars. Conveniently located just a 5-minute walk from Kingswinford High Street, with a Tesco Express directly across the road and access to great local schools, this home is perfect for families seeking both comfort and convenience.

## Approach



As you approach the property they have a tarmac driveway with a pebbled boarder to the side

Hall 11'8" x 5'7" (3.56 x 1.72)



Leading from the entrance with stairs to the first floor, central heating radiator and doors to various rooms

Living Room 23'10" x 10'3" (7.27 x 3.13)



leading from the hall, fireplace with decorative surround, double glazed sliding patio doors to the rear and a central heating radiator

Dining room/kitchen 11'8" x 6'8" (3.57 x 2.05)



leading from the entrance hall, a double glazed window to the rear, a central heating radiator and door leading to the lounge

Kitchen 11'6" x 6'8" (3.52 x 2.04)



leading from the dining room, fitted with a range of wall and base units with worktops above, stainless steel sink with mixer tap, utility outlet points, a double glazed window to the rear, a central heating radiator and doors leading to the rear garden

Second Reception Room 16'1" x 6'8" (4.92 x 2.05)



With a door leading from the kitchen, a double glazed window to the front, double glazed door leading to the front and a central heating radiator

### Bathroom 7'3" x 6'2" (2.23 x 1.88)



With a door leading from the landing, bath with shower over, WC, wash basin with a mixer tap, part tiled surround and a central heating radiator

### Bedroom one 11'11" x 9'10" (3.64 x 3.02)



With a door leading from the landing, double glazed window to the front, recessed spotlights and a central heating radiator

### Bedroom Two 11'10" x 9'1" (3.61 x 2.79)



With a door leading from the landing, a double glazed window to the rear and a central heating radiator

### Bedroom Three 7'10" x 6'11" (2.40 x 2.11)

With a door leading from the landing, a double glazed window to the rear and a central heating radiator

### Garden



With a door leading from the kitchen and the lounge, part patio slabs and garden building

### Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

#### Conveyancing Referrals:

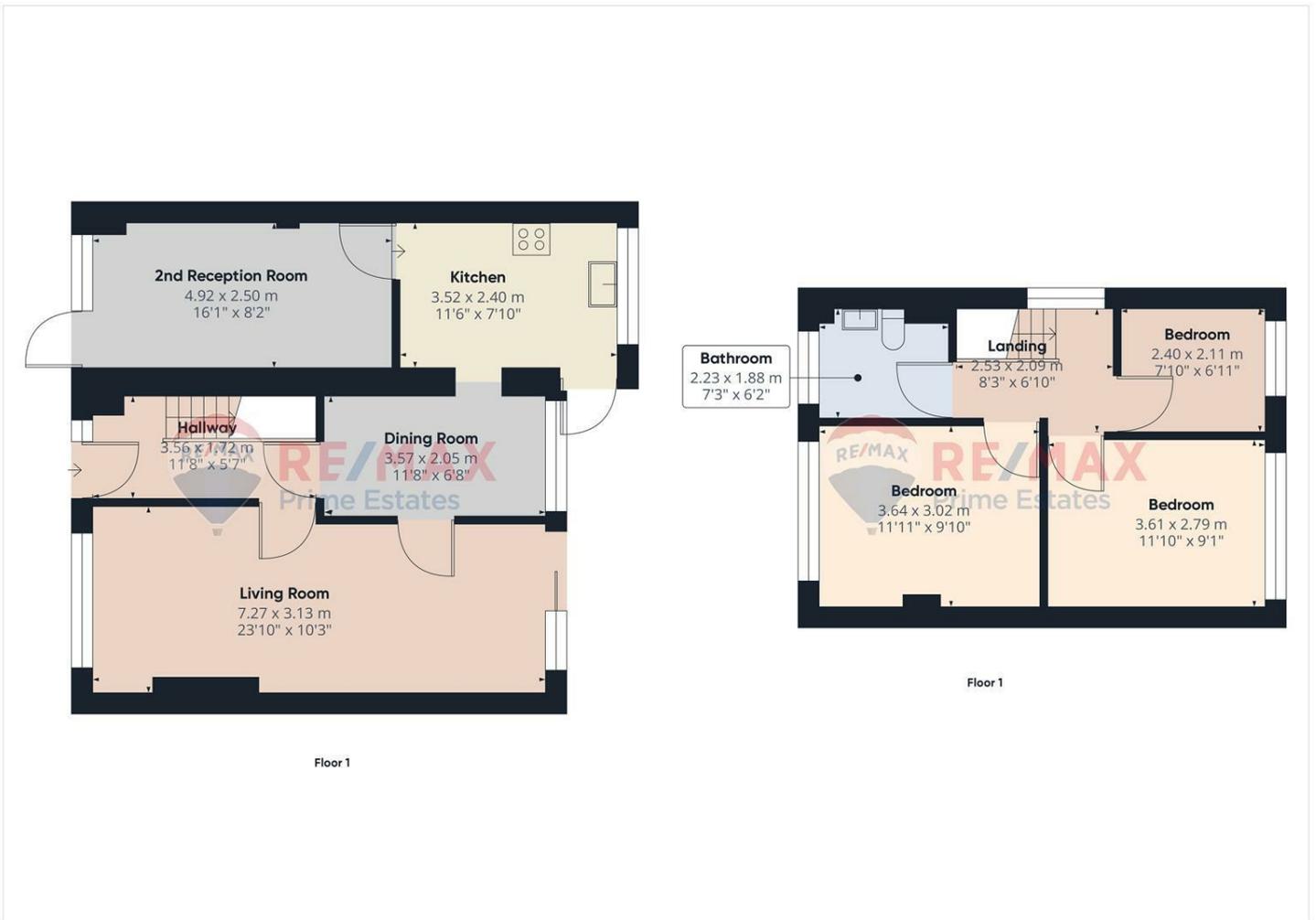
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

#### Financial Services Referrals:

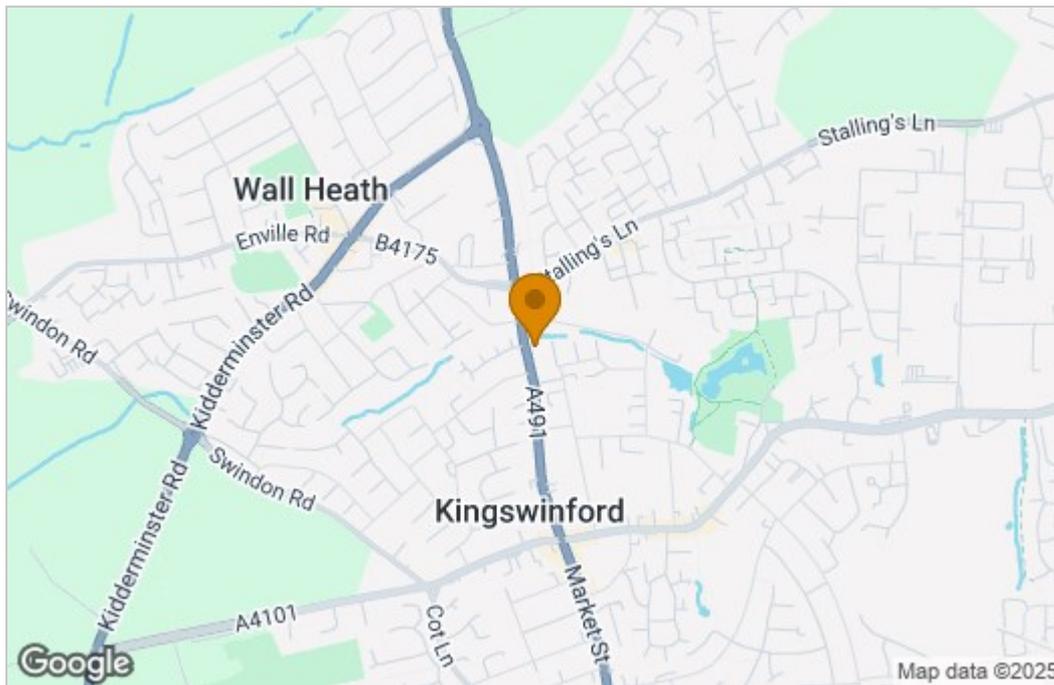
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

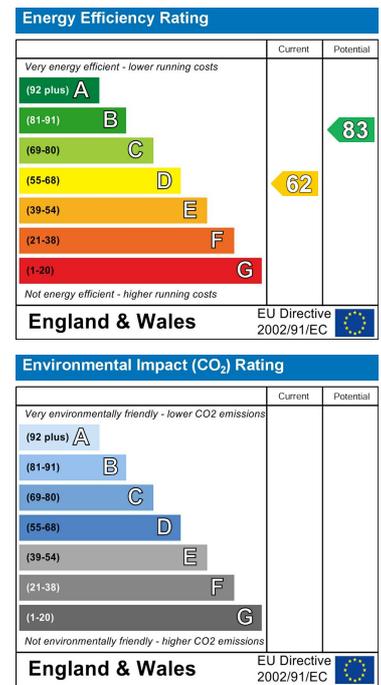
# Floor Plan



# Area Map



# Energy Efficiency Graph



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