



## Himley View

27 Bobeche Place,  
Kingswinford, DY6 7LU

**ANDREW COLE**  
ESTATES

# Himley View,

£299,500

27 Bobeche Place,  
Kingswinford, DY6 7LU

A beautifully presented three bedroom detached home located in an enviable position within this modern development. This fine home is gently elevated from the road with an easy to maintain fore garden with large driveway to the front and side with surplus parking, ideal for caravan/motorhome storage. Extending alongside the property, the driveway leads to a detached brick garage and at the rear, there are beautifully landscaped gardens and summerhouse. Internally, the well maintained accommodation benefits from a reception hall with fitted cloakroom, dining kitchen with integrated appliances, spacious lounge with French doors to gardens.

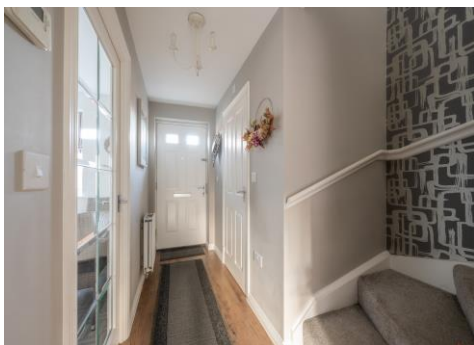
On the first floor, there is a landing providing access to the master bedroom with en suite shower room, two further bedrooms and a family bathroom.

The accommodation has double glazing and central heating and requires a full and early inspection to be appreciated.

EPC RATING: C77

COUNCIL TAX- Band C with Dudley MBC





## GROUND FLOOR

### ENTRANCE HALL

With fitted cloakroom OFF

### FITTED CLOAKROOM

### DINING KITCHEN (FRONT)

10' 7" x 8' 7" (3.22m x 2.61m)

With integrated appliances

### SPACIOUS LOUNGE (REAR)

16' 4" x 13' 8" (4.97m x 4.16m)

With French doors leading to rear gardens complete with summerhouse

## FIRST FLOOR

### FIRST FLOOR LANDING

### MASTER BEDROOM (REAR)

9' 9" x 9' 2" (2.97m x 2.79m)

With en suite OFF

### EN SUITE SHOWER ROOM

OFF master bedroom

### BEDROOM NO. 2 (FRONT)

9' 7" x 9' 2" (2.92m x 2.79m)

### BEDROOM NO. 3 (REAR)

6' 7" x 6' 6" (2.01m x 1.98m)

### FAMILY BATHROOM (FRONT)

6' 8" x 6' 6" (2.03m x 1.98m)



**OUTSIDE**

DETACHED BRICK GARAGE

LANDSCAPED REAR GARDEN  
With lovely summerhouse

SUMMERHOUSE  
11' 4" x 7' 2" (3.45m x 2.18m)

LARGE DRIVEWAY and  
EXTENDED PARKING  
Adequate parking space for  
caravan/motorhome storage

**THINKING OF SELLING?**

Or just curious to find out the value of your property, we would be pleased to provide a free, no obligation market appraisal.

**OPENING HOURS**

Monday: Friday: 09:00 - 17:30  
Saturday: 09:00 - 13:00





### SERVICES

We are advised that mains electricity, water, gas and drainage are available.

### TENURE

We advised that the property is Freehold.

### VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

### MEETING THE REQUIREMENTS

### IMPORTANT INFORMATION – THE PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and Items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

### TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

### PLANNING PERMISSIONS / BUILDING REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.

