



Kingswinford

37 Flanders Drive,
West Midlands, DY6 7RG

ANDREW COLE
ESTATES

Kingswinford,

£259,950

37 Flanders Drive,
West Midlands, DY6 7RG

A beautifully presented three bedroom end townhouse having undergone a wealth of refinements and with considerable investment, standing on a corner plot, projecting an attractive frontage of block paving and astro turf area with a solid oak door with stained glass window to door and over, complimented by double glazing. Internally, the property benefits from gas fired radiator central heating with an Ideal combination boiler which was installed in 2020.

There is an entrance lobby, spacious through lounge with dining area having Karndean flooring and a beautiful fitted kitchen with integrated appliances and kickspace electric heating.

First floor landing has access to three bedrooms, all with built-in wardrobes and a superb re-fitted shower room with a range of vanity units.

At the rear of the property, approached from the courtyard garden area, is a garage extension completely plastered





floor to ceiling incorporating a Hormann Rollmatic double skinned insulated electric roller door and there is a store/workshop/homeworking or craft space and a well fitted utility space off having Karndean flooring, kickspace electric heating and Belfast sink.

The gardens have been fully landscaped with attractive brick walling, feature coping stones, block paving, raised beds and 'Colourfence' steel fencing which requires no maintenance and can withstand wind gusts up to 130 mph and encloses a courtyard style rear garden, ideal for friends and family gatherings and providing a perfect seating area with enviable privacy.

This fine home is being marketed with NO UPWARD CHAIN and is FREEHOLD.

Must be viewed to be appreciated and avoid disappointment.

EPC: C69

Council Tax is band B with Dudley MBC

GROUND FLOOR

ENTRANCE LOBBY

THROUGH LOUNGE/DINING AREA
24' 4" x 15' 4" (7.41m x 4.67m)

With stairs OFF and Karndean flooring

KITCHEN (REAR)

9' 9" x 6' 9" (2.97m x 2.06m) With integrated appliances



FIRST FLOOR

FIRST FLOOR LANDING

With airing cupboard OFF housing the Ideal combination boiler which was installed in 2020

BEDROOM NO. 1 (FRONT)

11' 5" x 9' 2" (3.48m x 2.79m)

BEDROOM NO. 2 (REAR)

10' 0" x 9' 7" (3.05m x 2.92m)

BEDROOM NO. 3 (FRONT)

8' 6" x 6' 1" (2.59m x 1.85m)

SHOWER ROOM (REAR)

6' 7" x 6' 0" (2.01m x 1.83m)

OUTSIDE

GARAGE/UTILITY/HOMEWORKING SPACE
16' 0" x 15' 0" (4.87m x 4.57m) 'L' SHAPED
and having AN ELECTRIC ROLLER DOOR

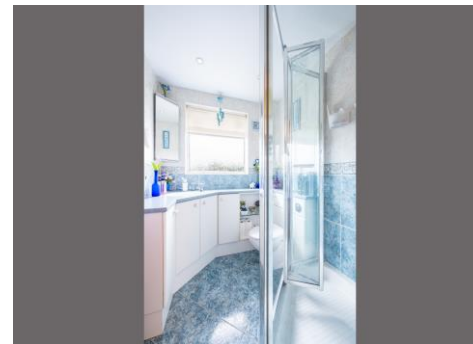
UTILITY AREA

9' 1" x 8' 0" (2.77m x 2.44m)

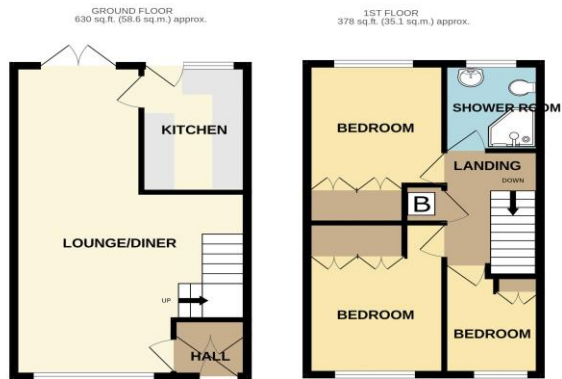
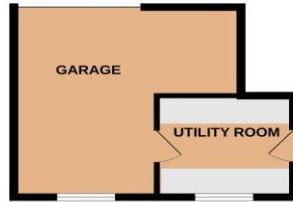
With Belfast sink and range of base cupboards

REAR GARDEN

Landscaped with block paving in Courtyard style

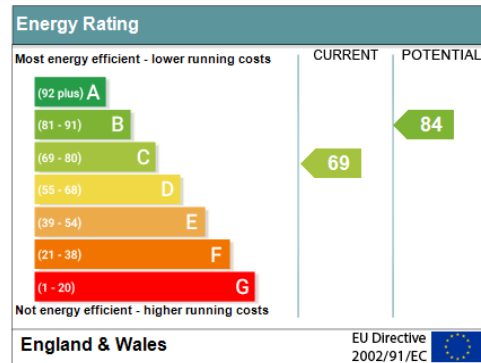






TOTAL FLOOR AREA: 1008 sq.ft. (93.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is 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. ©state with Memphis ©2024

Address: 37 Flanders Drive, KINGSWINFORD, DY6 7RG
 RRN: 3334-9822-4300-0312-4296



SERVICES

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

TENURE

We are 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.

