



Kingswinford

8 Kingswood Road,
West Midlands, DY6 9SU

ANDREW COLE
ESTATES

Kingswinford, Offers in Excess of £220,000

8 Kingswood Road,
West Midlands, DY6 9SU

A well proportioned three bedroom semi-detached property with excellent scope for improvement in a very popular location, standing behind a double width tarmac driveway.

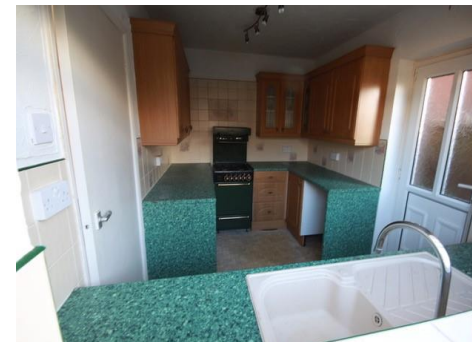
There is a small lawned foregarden and pathway to the side leading to easy to maintain level rear gardens which are westerly facing with a sunny aspect and enviable privacy.

Internally, the accommodation requires some improvement, however, is liveable with gas central heating and PVCu double glazing.

The property is being marketed with
NO UPWARD CHAIN.

EPC: D65

Council Tax: Band C with Dudley MBC





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

GROUND FLOOR

SPACIOUS ENTRANCE HALL
11' 6" x 8' 5" (3.50m x 2.56m)

LOUNGE (REAR)
16' 9" x 11' 5" (5.10m x 3.48m)

KITCHEN (REAR)
10' 8" x 7' 5" (3.25m x 2.26m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (REAR)
12' 1" x 11' 10" (3.68m x 3.60m)

BEDROOM NO. 2 (FRONT)
12' 1" x 7' 9" (3.68m x 2.36m)

BEDROOM NO. 3 (REAR)
12' 3" x 7' 6" (3.73m x 2.28m)

SHOWER ROOM (FRONT)
8' 6" x 7' 6" (2.59m x 2.28m)

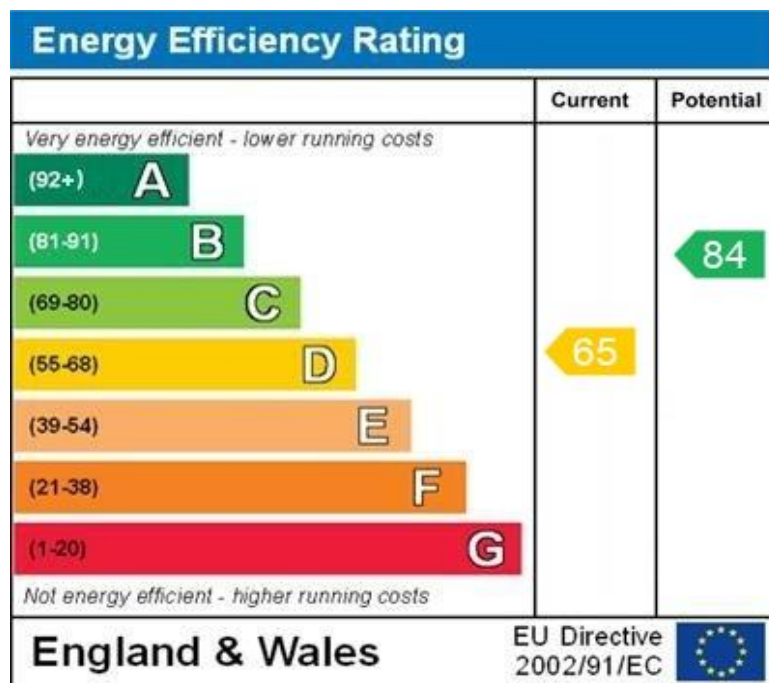
OUTSIDE

INTEGRAL GARAGE
16' 0" x 8' 0" (4.87m x 2.44m)

EASY TO MAINTAIN FOREGARDEN AND TWO CAR WIDE DRIVEWAY TO FRONT ELEVATION

REAR GARDEN

With paved patio and level lawn, offering a good degree of privacy.



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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.



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