



Kingswinford

7 Pleasant Close,
West Midlands, DY6 9TQ

ANDREW COLE
ESTATES

Kingswinford, Offers in Excess of £250,000

7 Pleasant Close,
West Midlands, DY6 9TQ

A two bedroom detached bungalow situated at the head of a quiet cul-de-sac in an excellent, much sought after location. Having an enclosed entrance porch, fitted kitchen, spacious lounge, inner hall, two good sized bedrooms, bathroom.

There is also a garage (19' x 9'8") and utility room (10' 2" x 8'7"). Internally the property benefits from gas fired central heating with a combination boiler and there is PVCu double glazing. The property has a large loft area with potential to extend, driveway, front garden and easy to maintain landscaped rear garden.

Marketed with NO CHAIN.

EPC: D58

COUNCIL TAX: Band D - Dudley MBC





GROUND FLOOR

ENCLOSED ENTRANCE PORCH

LOUNGE (FRONT)

18' 4" x 11' 9" (5.58m x 3.58m)

FITTED KITCHEN

11' 3" x 8' 3" (3.43m x 2.51m)

INNER HALL

BEDROOM NO. 1 (REAR)

11' 3" x 9' 9" (3.43m x 2.97m)

With fitted wardrobes.

BEDROOM NO. 2 (REAR)

9' 9" x 9' 0" (2.97m x 2.74m)

With fitted wardrobes.

BATHROOM (SIDE)

6' 5" x 5' 6" (1.95m x 1.68m)

UTILITY ROOM

10' 2" x 8' 7" (3.10m x 2.61m)

OUTSIDE

GARAGE

19' 9" x 8' 7" (6.02m x 2.61m)

DRIVEWAY

With fore garden.

REAR GARDENS

Easy to maintain rear garden.





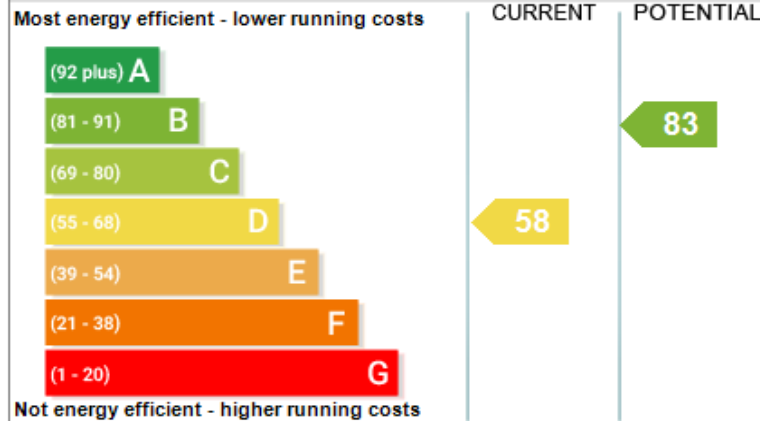
GROUND FLOOR



While every effort has been made to ensure the accuracy of the foregoing content, any measurements, drawings, photos, aerials and other data 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.

Address: 7 Pleasant Close, KINGSWINFORD, DY6 9TQ
RRN: 9137-8025-2200-0874-7226

Energy Rating



England & Wales

EU Directive 2002/91/EC

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

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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.

