



Wall Heath

10c Chapel Street,
Kingswinford, DY6 0JU

ANDREW COLE
ESTATES

Wall Heath, £265,000

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Kingswinford, DY6 0JU

An attractive traditional three bedroom semi-detached home situated within a small and select cul-de-sac off Enville Road, Wall Heath. Projecting a pleasing frontage complimented by double glazing, this fine home has a block paved driveway which extends alongside the property to a garage, located at the rear and easy to maintain level gardens. Having enclosed entrance porch, reception hall, lounge and separate dining/sitting room, kitchen, first floor landing, three bedrooms and a newly fitted modern shower room with walk in shower cubicle.

There are pleasant views towards Wall Heath tennis club and recreation area and this fine home is ideally situated for local amenities and shops in Wall Heath and Kingswinford town centre, good primary and secondary schools and access to countryside.

Internally, the accommodation requires some modernisation, has electric heating and is light and spacious with excellent potential, requiring a full and early inspection to be appreciated.





MARKETED WITH NO UPWARD CHAIN
EPC: E51
Council tax is Band C with Dudley MBC

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

RECEPTION HALL

LOUNGE (FRONT)

14' 6" x 9' 9" (4.42m x 2.97m)

SEPARATE DINING or SITTING ROOM
(REAR)

11' 9" x 9' 8" (3.58m x 2.94m)

KITCHEN (REAR)

8' 4" x 6' 0" (2.54m x 1.83m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (REAR)

11' 9" x 10' 0" (3.58m x 3.05m)

BEDROOM NO. 2 (FRONT)

11' 9" x 9' 0" (3.58m x 2.74m)

BEDROOM NO. 3 (FRONT)

8' 4" x 7' 2" (2.54m x 2.18m)



MODERN SHOWER ROOM (REAR)

7' 7" x 5' 9" (2.31m x 1.75m)

OUTSIDE

GARAGE

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

BLOCK PAVED DRIVEWAY and
NEATLY KEPT FOREGARDENS

REAR GARDENS

With lovely aspect over Wall Heath tennis club, grounds and community centre recreation area.

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

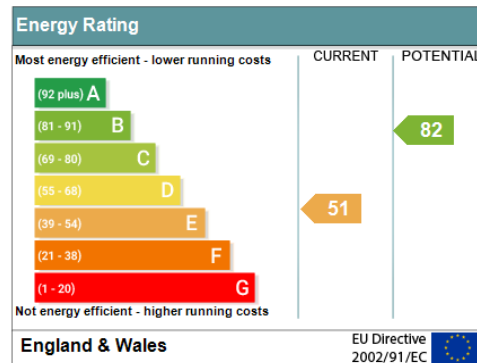
Saturday: 09:00 - 13:00







Address: 10c Chapel Street, Wall Heath, KINGSWINFORD, DY6 0JU
 RRN: 0084-3034-2202-6334-7204



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.

