



Kingswinford

51 Kingswood Road,  
West Midlands, DY6 9TE

**ANDREW COLE**  
ESTATES

# Kingswinford,

## £295,000

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West Midlands, DY6 9TE

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This well positioned and extended detached bungalow stands in a popular, well thought of residential area, quietly situated in this respected cul-de-sac. Enjoying enlarged, very well proportioned accommodation with three bedrooms, this fine home has many features including gas fired central heating and double glazing.

The property has a combination boiler, block paved driveway, large dining kitchen and spacious lounge, three bedrooms and bathroom.

There is a block paved driveway leading to the garage and internal access to the garage is directly from the dining kitchen. There are well stocked, attractive gardens to front and rear.

This lovely bungalow is marketed with **NO UPWARD CHAIN.**

EPC: D64

Council Tax Band D with Dudley MBC





## GROUND FLOOR

### RECEPTION HALL

SPACIOUS LOUNGE (REAR)  
18' 5" x 10' 8" (5.61m x 3.25m)

DINING KITCHEN (REAR)  
19' 5" x 10' 2" (5.91m x 3.10m)  
With direct access to GARAGE

BEDROOM NO. 1 (FRONT)  
14' 7" x 10' 8" (4.44m x 3.25m)  
With fitted wardrobes

BEDROOM NO. 2 (FRONT)  
10' 9" x 9' 3" (3.27m x 2.82m)

BEDROOM NO. 3 (SIDE)  
10' 8" x 7' 5" (3.25m x 2.26m)  
With fitted wardrobes

BATHROOM (SIDE)  
7' 7" x 5' 4" (2.31m x 1.62m)

## OUTSIDE

### GARAGE

20' 5" x 8' 0" (6.22m x 2.44m)  
With access direct from kitchen

BLOCK PAVED DRIVEWEAY to front elevation  
leading to garage and with landscaped fore  
garden

### REAR GARDENS

Well tended level rear gardens approached over  
a paved patio

## OPENING HOURS

Monday: Friday: 09:00 - 17:30

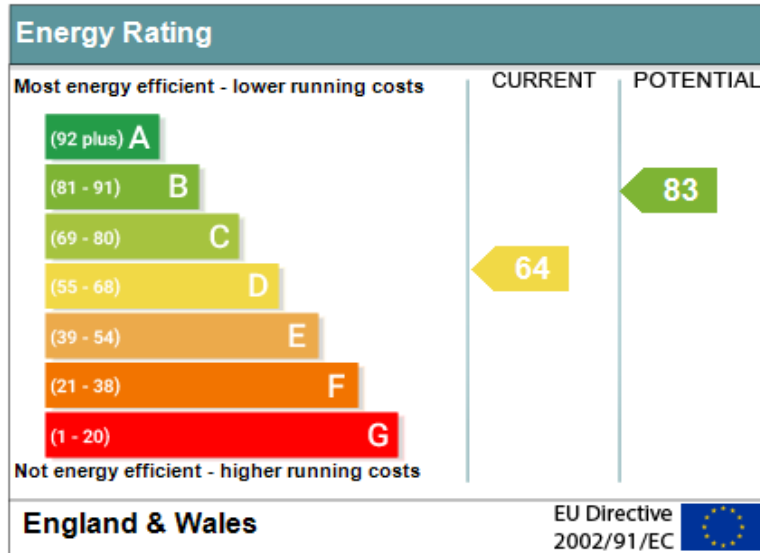
Saturday: 09:00 - 13:00





We warrant accuracy but we do not warrant the accuracy of the figures contained here. Measurements are taken, unless stated otherwise, from the internal face of the wall. The floor is finished with carpet. The ceiling is finished with plasterboard. The walls are finished with plasterboard. The floor is finished with carpet. The ceiling is finished with plasterboard. The walls are finished with plasterboard. The floor is finished with carpet. The ceiling is finished with plasterboard. The walls are finished with plasterboard.

**Address: 51 Kingswood Road, KINGSWINFORD, DY6 9TE**  
**RRN: 9390-2601-1320-2397-8331**



### 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.

