



## Wall Heath

59 Foundry Road,  
Kingswinford, DY6 9BD

**ANDREW COLE**  
ESTATES

# Wall Heath, Offers in the Region Of £293,000

59 Foundry Road,  
Kingswinford, DY6 9BD

Beautifully presented and in MOVE IN CONDITION, this fine home stands in a small road in a peaceful location on a level plot. With access to local amenities at Wall Heath Village and good schools, this is a rare opportunity and an early inspection is highly recommended. Internally, the much improved family accommodation enjoys a generous living room with dining area having large picture windows overlooking the landscaped garden.

A beautiful kitchen has been re-fitted to include integrated appliances and there is a garage conversion which has not been subject to building regulation approval and is currently used as a snug.

On the first floor there are three well proportioned bedrooms and a re-fitted bathroom.

The property has a double width driveway to the front elevation, double glazing and central heating. There is an attractive





landscaped rear garden, mainly laid to lawn and patio area.

This is an outstanding family home in a quiet residential neighbourhood of Wall Heath, being ideally placed for excellent schools and local shops. Really must be viewed to be appreciated.

EPC: D68

Council Tax is Band C with Dudley MBC

#### GROUND FLOOR

##### ENTRANCE HALL

LOUNGE/DINING AREA (REAR)  
16' 1" x 15' 6" (4.90m x 4.72m)

BREAKFAST KITCHEN (FRONT)  
16' 9" x 7' 7" (5.10m x 2.31m)  
With integrated oven, hob and filter hood

GARAGE CONVERSION  
(Currently used as a SNUG)  
10' 5" x 7' 1" (3.17m x 2.16m)  
(This conversion has not been subject to building regulation approval)

#### FIRST FLOOR

##### FIRST FLOOR LANDING

BEDROOM NO. 1 (REAR)  
15' 6" x 10' 8" (4.72m x 3.25m)

BEDROOM NO. 2 (FRONT)  
10' 8" x 8' 6" (3.25m x 2.59m)



**BEDROOM NO. 3 (FRONT)**  
10' 7" x 6' 2" (3.22m x 1.88m)

**RE-FITTED BATHROOM (SIDE)**  
5' 9" x 5' 4" (1.75m x 1.62m)

**OUTSIDE**  
**DRIVEWAY**  
Double width driveway to front elevation

**REAR GARDENS**

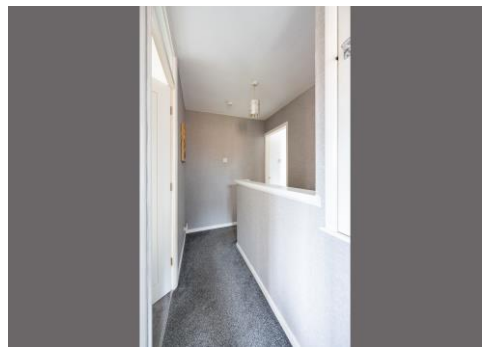


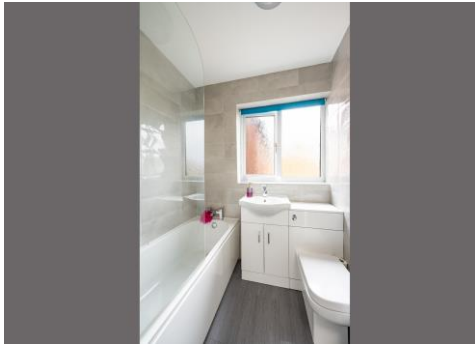
**THINKING OF SELLING?**

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**

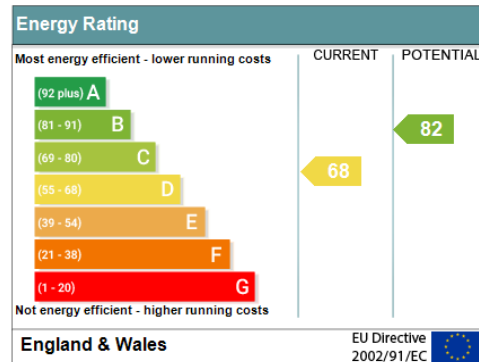
Monday: Friday: 09:00 - 17:30  
Saturday: 09:00 - 13:00







Address: 59 Foundry Road, KINGSWINFORD, DY6 9BD  
RRN: 9816-3037-4204-0884-1200



### 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.



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