



Kingswinford

34 Maidendale Road,  
West Midlands, DY6 9DG

**ANDREW COLE**  
ESTATES



# Kingswinford, Offers in the Region Of £375,000

34 Maidendale Road,  
West Midlands, DY6 9DG

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Beautifully presented family home in sought after location, enlarged accommodation over two floors, with fitted cloakroom, large breakfast kitchen with integrated appliances, spacious lounge and dining room/hallway. Amazing views from almost every window, large plot with further potential, landscaped gardens, large driveway. Viewing is essential to appreciate this superbly presented property. Ideally placed for the excellent Summerhill and Kingswinford secondary schools, this light and spacious property has been maintained and improved to a very high standard. With a non-traditional layout of adaptable generous sized rooms, the main living space is accessed from a large dining hallway, leading to an inner hall which, in turn, provides access to the fitted cloakroom, lounge with great views and a breakfast kitchen.







The staircase leads to a lower ground floor with four bedrooms and re-fitted bathroom.

The outside space includes a large secure store and extensive landscaped gardens.

There is a large driveway to front elevation.

EPC - D67

Council tax: Band D with Dudley MBC



**FIRST FLOOR**

**ENTRANCE HALL/DINING ROOM**

15' 1" x 8' 1" (4.6m x 2.47m)

**INNER HALL**

6' 9" x 5' 9" (2.05m x 1.75m)

**FITTED CLOAKROOM**

**THROUGH LOUNGE**

15' 0" x 13' 9" (4.56m x 4.20m)

**DINING KITCHEN**

**GROUND FLOOR**

**LOWER GROUND FLOOR**

With built-in cupboard

**BEDROOM NO. 1 (REAR)**

8' 2" x 9' 11" (2.49m x 3.02m)

**BEDROOM NO. 2 (FRONT)**

6' 6" x 9' 11" (1.98m x 3.02m)



**BEDROOM NO. 3 (FRONT)**  
9' 11" x 7' 11" (3.02m x 2.41m)

**BEDROOM NO. 4 (REAR)**  
9' 11" x 6' 6" (3.02m x 1.98m)

**RE-FITTED BATHROOM (FRONT)**  
8' 5" x 5' 5" (2.56m x 1.66m)  
With separate shower enclosure

**OUTSIDE**  
DRIVEWAY

REAR GARDENS

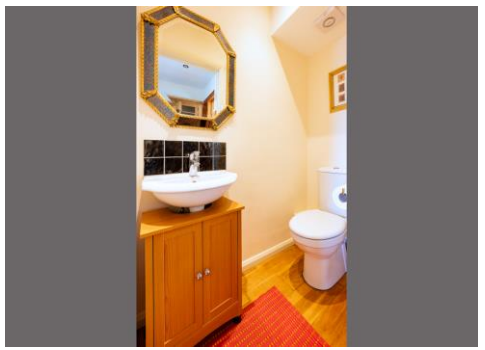


**THINKING OF SELLING?**

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







#### 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.

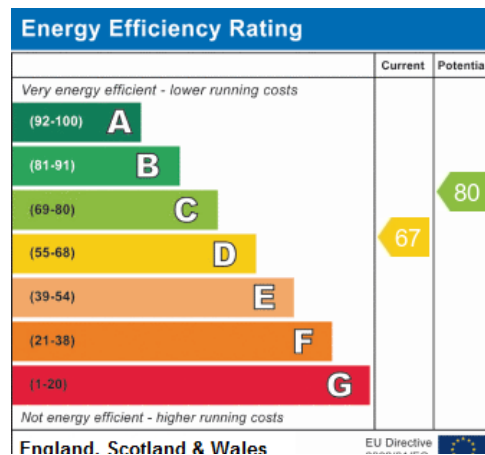
#### TENURE

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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