



Kingswinford

16 Freeland Grove,
West Midlands, DY6 8PJ

ANDREW COLE
ESTATES

Kingswinford, Offers in the Region Of £330,000

16 Freeland Grove,
West Midlands, DY6 8PJ

Thinking of sitting back and relaxing in a perfectly presented home in a quiet cul-de-sac on the fringe of High Acres, then look no further. A superb Kingswinford address with an ideal end of cul-de-sac location. With families in mind, this fine home is well placed for a range of amenities including good primary and secondary schools and local shops. Having a lovely spacious reception hall with double cloaks cupboard, spacious lounge, separate dining room, exceptional fitted kitchen with integrated appliances, ground floor fitted shower room, three generous bedrooms, study and superb refitted house bathroom.

There is a large garage and beautifully landscaped rear gardens with a large patio extending to purpose made seating area, extensive lawns and attractive borders. This is an unusual opportunity as the property has been added to by over a third in floor area, sympathetically





extended, taking full advantage of the large corner plot.
The property appears deceptive and requires a full and early inspection to be appreciated.

EPC: C74

Council tax is Band C with Dudley MBC



GROUND FLOOR

SPACIOUS RECEPTION HALL

14' 7" x 6' 0" (4.44m x 1.83m)

With double cloaks cupboard OFF

FITTED GROUND FLOOR SHOWER ROOM

7' 7" x 6' 0" (2.31m x 1.83m)

SPACIOUS LOUNGE (FRONT)

15' 2" x 12' 7" (4.62m x 3.83m)

SEPARATE DINING ROOM (REAR)

10' 5" x 9' 1" (3.17m x 2.77m)

EXCEPTIONAL FITTED KITCHEN (REAR)

17' 10" x 8' 8" (5.43m x 2.64m)

With integrated appliances

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM (THROUGH ROOM)

15' 4" x 10' 9" (4.67m x 3.27m)

BEDROOM NO. 2 (FRONT)
13' 0" x 9' 5" (3.96m x 2.87m)

BEDROOM NO. 3 (REAR)
9' 7" x 9' 6" (2.92m x 2.89m)

OFFICE/STUDY (INTERNAL)
5' 9" x 5' 5" (1.75m x 1.65m)

RE-FITTED HOUSE BATHROOM (REAR)
9' 0" x 6' 9" (2.74m x 2.06m)

OUTSIDE

GARAGE

20' 5" x 7' 9" (6.22m x 2.36m)

(At opening, widening to a maximum of 21'6")
Approached over a full width block paved driveway

LANDSCAPED REAR GARDENS

With large patio extending to a purpose made seating area and having extensive lawns with attractive borders

THINKING OF SELLING?

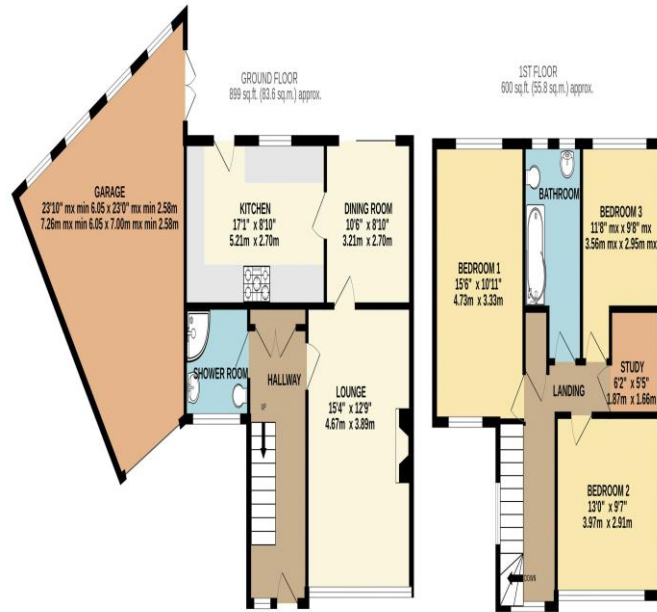
Or just curious to find out the value of your property, we would be pleased to provide a free, no obligation market appraisal.

OPENING HOURS

Monday - Friday 09:00 - 17:30







TOTAL FLOOR AREA - 1500 sq.ft. (139.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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