



Kingswinford

7 Beeches Close,
West Midlands, DY6 8ES

ANDREW COLE
ESTATES

Kingswinford, Offers in Excess of £328,000

7 Beeches Close,
West Midlands, DY6 8ES

This enlarged four bedroom semi-detached home stands in a quiet and select cul-de-sac ideally placed for access to Kingswinford town centre, good schools and public transport. Projecting an imposing frontage, the property is approached over a full width driveway providing ample parking and at the rear there are beautifully landscaped gardens with a sunny aspect. Internally, the gas centrally heated accommodation is generously proportioned with four bedrooms, family bathroom with bath and separate shower. On the ground floor there is an open plan family room with dining kitchen, sitting room/study, lounge to front, utility room and ground floor shower room. A full and early inspection is highly recommended in order to avoid disappointment.

EPC: C75

Council tax: Band D with Dudley MBC





GROUND FLOOR

ENCLOSED ENTRANCE PORCH

RECEPTION HALL

LOUNGE (FRONT)

13' 5" x 10' 8" (4.09m x 3.25m)

FAMILY ROOM

16' 9" x 10' 8" (5.10m x 3.25m)

Leading to:

OPEN PLAN KITCHEN/DINING AREA
(REAR)

30' 0" x 7' 3" (9.14m x 2.21m)

Incorporating PLAY AREA

UTILITY ROOM

6' 4" x 5' 7" (1.93m x 1.70m)

SHOWER ROOM

4' 8" x 4' 8" (1.42m x 1.42m)

STUDY/SITTING ROOM (FRONT)

10' 1" x 10' 0" (3.07m x 3.05m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (THROUGH ROOM)

19' 10" x 9' 7" (6.04m x 2.92m)

BEDROOM NO. 2 (REAR)

10' 7" x 10' 2" (3.22m x 3.10m)



BEDROOM NO. 3 (FRONT)
10' 7" x 10' 7" (3.22m x 3.22m)

BEDROOM NO. 4 (FRONT)
6' 3" x 6' 0" (1.90m x 1.83m)

BATHROOM (REAR)
7' 4" x 6' 4" (2.23m x 1.93m)
With bath and separate shower

OUTSIDE
LANDSCAPED REAR GARDENS

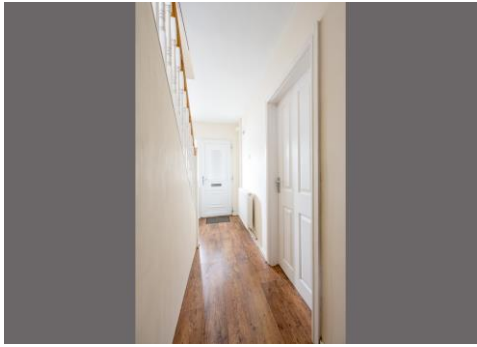
THINKING OF SELLING?

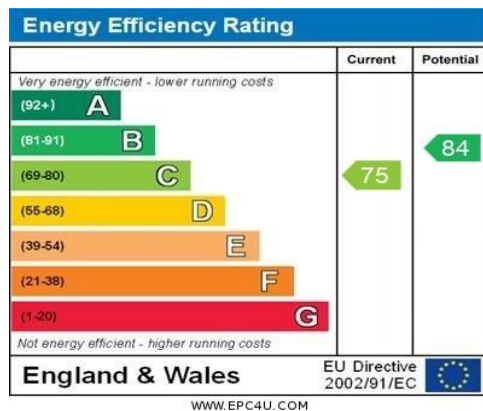
Or just curious to find out the value of your property, we would be pleased to provide a free, no obligation market appraisal.

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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