



Kingswinford

83 Ulster Drive,
West Midlands, DY6 8JA

ANDREW COLE
ESTATES

Kingswinford,

£305,000

83 Ulster Drive,
West Midlands, DY6 8JA

This lovely, very well maintained three bedroom detached family home stands in a gently elevated position behind attractive fore gardens and driveway.

Situated in a quiet and select residential area having enclosed entrance porch, reception hall, through lounge and dining area, fitted kitchen, utility and ground floor cloakroom.

The property has three well proportioned bedrooms, a superb modern shower room, central heating and double glazing. There is a garage and block paved driveway to the front elevation and landscaped rear gardens for ease of maintenance.

Perfectly situated for a range of good local primary and secondary schools and access to Kingswinford amenities, public transport and local shops.

The property has been maintained to a very high standard throughout.

A full and early inspection is highly recommended to avoid disappointment.

EPC: TBC

Council tax is Band C with Dudley MBC





GROUND FLOOR

ENCLOSED ENTRANCE PORCH

RECEPTION HALL

THROUGH LOUNGE/DINING AREA
26' 7" x 11' 4" (8.10m x 3.45m)
(Minimum 9'5" 2.87m)

KITCHEN (REAR)
10' 5" x 7' 9" (3.17m x 2.36m)

UTILITY ROOM (REAR)
13' 4" (Max) x 6' 7" (4.06m (Max) x 2.01m)

FITTED CLOAKROOM

STORE CUPBOARD

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)
13' 3" x 10' 0" (4.04m x 3.05m)

BEDROOM NO. 2 (REAR)
10' 7" x 10' 1" (3.22m x 3.07m)

BEDROOM NO. 3 (FRONT)
9' 5" x 7' 5" (2.87m x 2.26m)

MODERN SHOWER ROOM
7' 4" x 7' 4" (2.23m x 2.23m)



OUTSIDE

GARAGE

16' 0" x 8' 0" (4.87m x 2.44m)

**BLOCK PAVED DRIVEWAY and
FORE GARDEN TO FRONT ELEVATION**

**LANDSCAPED, EASY TO MAINTAIN
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.



rightmove 