



Kingswinford

29 Sunnymede Road,
West Midlands, DY6 8RB

ANDREW COLE
ESTATES

Kingswinford,

£270,000

29 Sunnymede Road,
West Midlands, DY6 8RB

This lovely extended semi-detached house is situated in a quiet Kingswinford cul-de-sac location, standing behind a large driveway with ample parking. The property has central heating, double glazing and is an excellent opportunity to purchase in a small, select road in a popular residential area, ideally placed for good schools.

Internally, the accommodation has been carefully maintained and improved with enclosed entrance porch, reception hall, two reception rooms and a large extended kitchen, three well proportioned bedrooms and a modern shower room. This extended semi-detached property stands on a wide plot with a large driveway and generous garage (21' x 11'8). At the rear there are lovely easy to maintain level gardens which have enviable privacy with a backdrop of established trees.

The property is offered with NO UPWARD CHAIN and requires a full and early inspection to be appreciated.





EPC: D68

Council Tax is Band C with Dudley MBC

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM (FRONT)

12' 3" x 11' 7" (3.73m x 3.53m)

SPACIOUS LOUNGE (REAR)

18' 11" x 10' 7" (5.76m x 3.22m)

KITCHEN (REAR)

13' 4" x 11' 3" (4.06m x 3.43m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)

12' 0" x 10' 4" (3.65m x 3.15m)

BEDROOM NO. 2 (REAR)

11' 8" x 11' 0" (3.55m x 3.35m)

BEDROOM NO. 3 (FRONT)

9' 4" x 7' 4" (2.84m x 2.23m)

MODERN RE-FITTED SHOWER ROOM
(REAR)

8' 10" x 5' 6" (2.69m x 1.68m)



OUTSIDE

LARGE DRIVEWAY TO FRONT ELEVATION

GARAGE

21' 0" x 11' 8" (6.40m x 3.55m)

Generous sized garage space

REAR GARDENS

Easy to maintain level rear gardens with enviable privacy



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

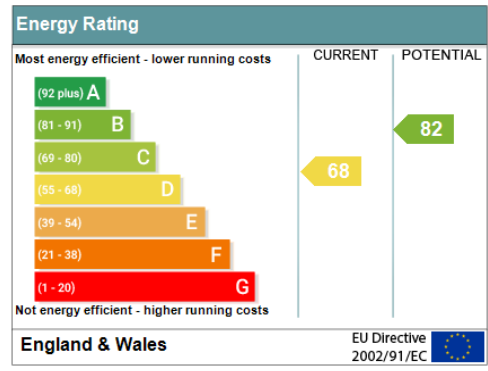
Saturday: 09:00 - 13:00







Address: 29 Sunnymede Road, KINGSWINFORD, DY6 8RB
 RRN: 3334-1426-0300-0583-9222



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.

