



Kingswinford

141 Aretha Close,
West Midlands, DY6 8SW

ANDREW COLE
ESTATES

Kingswinford,

£280,000

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West Midlands, DY6 8SW

This beautiful and very well maintained two bedroom detached bungalow stands on a wide plot at the head of a select and quiet cul de sac within a very well thought of residential area.

Projecting an attractive frontage with hard landscaped fore gardens and driveway extending alongside the property to a large detached garage with workshop area, At the rear, there are well stocked attractive mature gardens providing enviable privacy.

Internally the reception hall has two storage cupboards, access to the lovely spacious lounge having patio doors to both side and rear garden areas. There is a well fitted kitchen, two double bedrooms and a lovely re-fitted modern shower room having a large airing cupboard.

The property has gas central heating, double glazing and has been maintained to a very high standard throughout. Offered to the market with NO UPWARD CHAIN





EPC: TBC
Council Tax is Band C with Dudley MBC

GROUND FLOOR

ENTRANCE HALL

With 2 cloaks cupboards OFF

LOUNGE/DINING ROOM (REAR)

17' 7" x 11' 8" (5.36m x 3.55m)

With access from two patio doors to both rear and side gardens

FITTED KITCHEN (REAR)

8' 9" x 6' 7" (2.66m x 2.01m)

BEDROOM NO. 1 (FRONT)

11' 8" x 11' 5" (3.55m x 3.48m)

With fitted wardrobes

BEDROOM NO. 2 (FRONT)

8' 5" x 8' 5" (2.56m x 2.56m)

RE-FITTED SHOWER ROOM (SIDE)

7' 3" x 5' 4" (2.21m x 1.62m)

With large airing cupboard

OUTSIDE

LARGE GARAGE

27' 4" x 11' 9" (max) (8.32m x 3.58m)

(11'9" max - 8'0" min)

With workshop area

DRIVEWAY

Tarmacadam with block paved edging leading to large garage with workshop area



GARDENS

Level fore garden which is hard landscaped and lovely mature private rear garden



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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