



Kingswinford

60 Tiverton Close,  
West Midlands, DY6 8NZ

**ANDREW COLE**  
ESTATES

# Kingswinford, Guide

Price £250,000

60 Tiverton Close,  
West Midlands, DY6 8NZ

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A beautifully presented and much improved three bedroom semi-detached house offering a wealth of refinements and situated within a sought after quiet residential area.

The property is approached over a double width block paved driveway with access to entrance lobby and having a recently re-fitted kitchen and shower room, lovely spacious lounge with stairs to first floor landing off, three bedrooms, superb fully tiled shower room with large walk in shower cubicle.

There is a large car port with garage door to front elevation, leading to rear garden patio area and in turn, to the lovely rear gardens.

A Worcester Bosch combination boiler has recently been installed and the property has double glazing. Ideally placed for good schools and local amenities.

A viewing is an absolute must in order not to miss this opportunity to purchase this exceptional property.





**EPC: C70**

**Council tax is Band B - Dudley MBC**

**GROUND FLOOR**

**ENTRANCE LOBBY**

**LOUNGE**

15' 2" x 13' 0" (4.62m x 3.96m)

With stairs to first floor OFF

**RE-FITTED DINING KITCHEN**

15' 1" x 9' 2" (4.59m x 2.79m)

**KITCHEN AREA**

**DINING AREA** off kitchen

**FIRST FLOOR**

**FIRST FLOOR LANDING**

**BEDROOM NO. 1 (FRONT)**

11' 2" x 9' 0" (3.40m x 2.74m)

**BEDROOM NO. 2 (REAR)**

11' 5" x 7' 0" (3.48m x 2.13m)

**BEDROOM NO. 3 (FRONT)**

6' 2" x 6' 0" (1.88m x 1.83m)

**RE-FITTED SHOWER ROOM (REAR)**

7' 4" x 5' 8" (2.23m x 1.73m)

With large, superb walk in shower cubicle



## OUTSIDE

### CAR PORT

Fronted by garage door and extending alongside property to rear patio area and rear gardens

### REAR GARDENS

Approached via car port onto paved patio area leading to lawns and a further patio section at the head of the garden

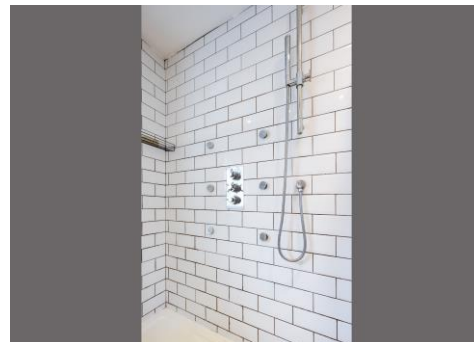


## THINKING OF SELLING?

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



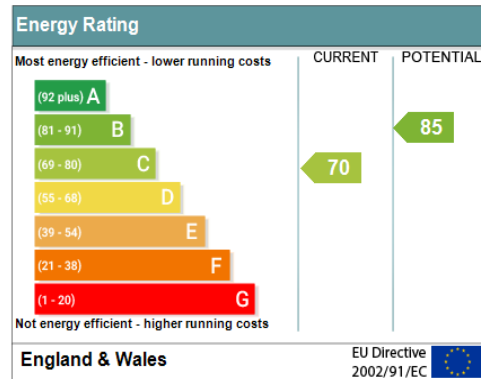




TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.

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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Address: 60 Tiverton Close, KINGSWINFORD, DY6 8NZ  
RRN: 0390-3419-0122-0425-3043



### 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.

