



Kingswinford

5 Kingston Way,
West Midlands, DY6 9BS

ANDREW COLE
ESTATES

Kingswinford,

£269,500

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West Midlands, DY6 9BS

Standing within a quiet and select road in possibly one of the best positions within popular Valley Fields, this excellent much improved two bedroom semi-detached bungalow features a re-fitted kitchen with integrated appliances and re-appointed shower room.

There are convenient local shops on Buckingham Grove and a range of amenities within Kingswinford town centre just a quarter of a mile away including pharmacies, GP surgeries and a range of local shops.

This fine home also benefits from easy access to the countryside via Summerhill/Lodge Lane and Swindon Road, allowing easy access to beautiful Ashwood Nurseries and tea room.

The property is in outstanding condition throughout and boasts light and spacious accommodation with gas fired central heating and a newly installed combination boiler.

Projecting an attractive frontage with a large side garage/utility area leading to





easy to maintain rear gardens which offer a good degree of privacy.
With NO UPWARD CHAIN, this is a rare opportunity in a delightful well established residential area.

EPC: D55

Council Tax is Band C - Dudley MBC

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

ENTRANCE LOBBY

LOUNGE (FRONT)

15' 6" x 12' 1" (4.72m x 3.68m)

RE-FITTED KITCHEN (SIDE)

8' 5" x 8' 1" (2.56m x 2.46m)

With integrated appliances

INNER HALLWAY

BEDROOM NO. 1 (REAR)

11' 4" x 10' 0" (3.45m x 3.05m)

BEDROOM NO. 2 (REAR)

10' 0" x 9' 1" (3.05m x 2.77m)

RE-APPOINTED SHOWER ROOM (SIDE)

6' 7" x 5' 5" (2.01m x 1.65m)

OUTSIDE

DRIVEWAY to front elevation

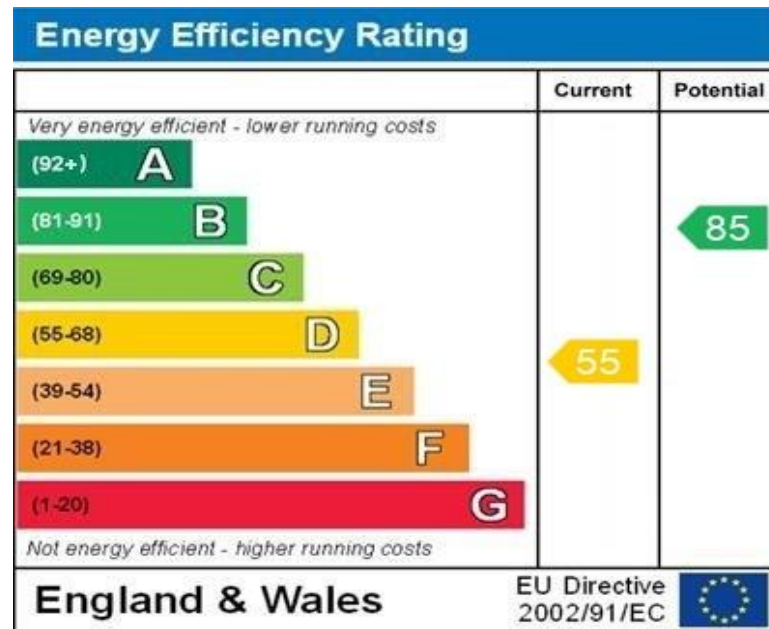
GARAGE

26' 8" x 7' 5" (8.12m x 2.26m)

Large side garage/utility area leading to rear garden

REAR GARDEN





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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.

