



## Kingswinford

57 Cottage Street,  
West Midlands, DY6 7QE

**ANDREW COLE**  
ESTATES

# Kingswinford,

## £205,000

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West Midlands, DY6 7QE

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This generously proportioned three bedroom semi-detached property stands in an ideal location for Kingswinford amenities and excellent schools. The property has rendered elevations and a wide side access leading to mature gardens. On the ground floor there are two reception rooms, a well fitted kitchen and a ground floor bathroom, inner hall and rear lobby. There is also a large cellar. On the first floor there is a good sized lovely well presented master bedroom with en suite off and two further generous bedrooms. There is a wide side access leading to the beautiful mature, private rear gardens. This lovely property must be viewed to be appreciated and a full and early inspection is highly recommended.

EPC: E52

Council tax: Band B with Dudley MBC







#### GROUND FLOOR

##### FRONT RECEPTION

14' 1" x 11' 9" (4.29m x 3.58m)

##### INNER HALL

##### REAR RECEPTION

14' 1" x 11' 8" (4.29m x 3.55m)

##### KITCHEN (REAR)

11' 8" x 7' 5" (3.55m x 2.26m)

##### REAR LOBBY leading to:

##### BATHROOM

7' 4" x 5' 6" (2.23m x 1.68m)

#### FIRST FLOOR

##### FIRST FLOOR LANDING

##### BEDROOM NO. 1 (FRONT)

11' 9" x 10' 2" (3.58m x 3.10m) With en suite OFF

##### EN SUITE

Off main bedroom

##### BEDROOM NO. 2 (REAR)

14' 9" x 7' 0" (4.49m x 2.13m)

##### BEDROOM NO. 3 (REAR)

12' 2" x 6' 9" (3.71m x 2.06m)





## OUTSIDE

### REAR GARDENS

Private, beautiful mature rear gardens

CELLAR (Off rear reception room)

Large cellar area, split into two areas



## 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.

