



Kingswinford

36 Berkeley Drive,  
West Midlands, DY6 9DT

**ANDREW COLE**  
E S T A T E S



# Kingswinford,

## £295,000

36 Berkeley Drive,  
West Midlands, DY6 9DT

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A four bedroom semi-detached house, located on the ever popular Valley Fields and having solar panels.

Having enclosed entrance porch, lounge to front with stairs OFF, separate dining room to rear and fitted kitchen.

First floor landing with access to four bedrooms and shower room with large walk in shower cubicle.

There is a utility area off garage, block paved driveway to front elevation and level gardens to front and rear.

The property has gas fired central heating with a new boiler, double glazing and solar panels to the front roof area.

Situated in a popular residential area, within walking distance to Kingswinford town centre, local shops on Buckingham Grove and easy access to Merry Hill, Stourbridge and Wolverhampton.

Huge amount of scope to put your own stamp on this large semi-detached house and marketed with NO UPWARD CHAIN.

EPC: C69

Council tax: Band D with Dudley MBC







#### GROUND FLOOR

##### ENCLOSED ENTRANCE PORCH

##### LOUNGE (FRONT)

17' 9" x 10' 10" (5.4m x 3.3m)

##### DINING ROOM (REAR)

8' 2" x 8' 2" (2.5m x 2.5m)

##### KITCHEN (REAR)

9' 10" x 9' 6" (3.0m x 2.9m)

#### FIRST FLOOR

##### FIRST FLOOR LANDING

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

10' 10" x 11' 2" (3.3m x 3.4m)

##### BEDROOM NO. 2 (FRONT)

15' 9" x 11' 2" (4.8m x 3.4m)

(Note: Both are maximum sizes)

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

9' 10" x 9' 10" (3.0m x 3.0m)

##### BEDROOM NO. 4 (REAR)

10' 10" x 8' 2" (3.3m x 2.5m)

##### SHOWER ROOM (REAR)

7' 7" x 5' 3" (2.3m x 1.6m)

With large walk in shower cubicle





#### OUTSIDE

#### GARAGE

13' 1" x 8' 6" (4.0m x 2.6m)

#### REAR UTILITY AREA off GARAGE

8' 2" x 7' 7" (2.5m x 2.3m)

#### LEVEL GARDENS TO FRONT AND REAR

With block paved drive to front elevation

#### 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

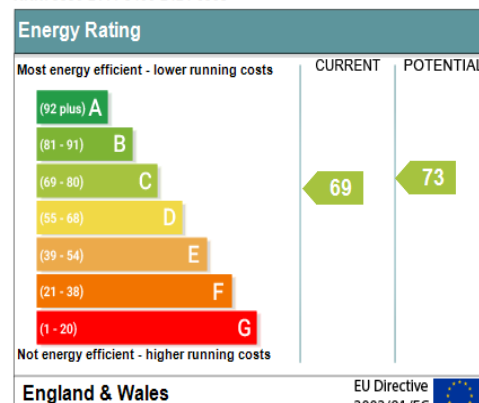








Address: 36 Berkeley Drive, KINGSWINFORD, DY6 9DT  
RRN: 9390-2111-3400-2424-6305



## 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

### MISDESCRIPTORS 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.



**rightmove**

SALES: 01384 288 188 | ENQUIRIES@ANDREWCOLEESTATES.COM | ANDREWCOLEESTATES.COM | LETTINGS: 01384 282 100