



Kingswinford

159 Cot Lane,  
West Midlands, DY6 9SA

**ANDREW COLE**  
ESTATES

# Kingswinford, Offers in the Region Of £550,000

159 Cot Lane,  
West Midlands, DY6 9SA

Be inspired to maximise the potential of this unusually large plot within a sought after residential area. Currently a three bedroom detached home with beautifully kept gardens on a corner plot fronting Cot Lane and having garaging for at least four vehicles including a caravan/motorhome, former annex now in need of a new roof and refurbishment, large workshop, extensive parking and having solar panels to flat garage roof.

There is huge scope to extend the property or develop the plot, subject to planning approval.

The family accommodation benefits from a dining kitchen, large bathroom with bath and shower, part converted loft space, bedrooms with double aspect onto Cot Lane and Ridge Road and access to Kingswinford amenities and excellent schools. The ground floor has a fitted cloakroom, utility room and spacious lounge. A large veranda covers the whole of the rear of the property, extending some 53 ft wide and providing a convenient covered area with views over the immaculate gardens.

An unusual opportunity to acquire a detached family home in a prime location with





extensive garaging and annex (for refurbishment) providing multi generational living or the potential to develop the plot or extend the existing property, subject to planning approval.

EPC: D59

Council tax: Band E with Dudley MBC

#### GROUND FLOOR

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

FITTED CLOAKROOM

LOUNGE (FRONT)

12' 9" x 12' 4" (3.88m x 3.76m)

DINING KITCHEN (REAR)

11' 9" x 10' 9" (3.58m x 3.27m)

UTILITY ROOM (REAR)

8' 9" x 8' 8" (2.66m x 2.64m)

#### FIRST FLOOR

FIRST FLOOR LANDING

With fixed steps to LOFT SPACE  
(15'7" x 13'6")

BEDROOM NO. 1 (FRONT)

13' 2" x 12' 9" (4.01m x 3.88m)

BEDROOM NO. 2 (REAR)

11' 9" x 10' 9" (3.58m x 3.27m)

BEDROOM NO. 3 (FRONT)



6' 9" x 6' 9" (2.06m x 2.06m)

### FULLY FITTED BATHROOM (REAR)

8' 0" x 8' 8" (2.44m x 2.64m)

With both bath and shower cubicle

### OUTSIDE

#### DOUBLE GARAGE No. 1

24' 6" x 17' 3" (7.46m x 5.25m)

Being 10 ft high with electric roller door  
suitable to house a caravan or motorhome

#### DOUBLE GARAGE (No. 2) 19' 5" x 17' 3"

(5.91m x 5.25m)

### WORKSHOP

19' 5" x 8' 5" (5.91m x 2.56m) (8'5"-max 6'0" min)

### FORMER ANNEX

25' 5" x 11' 7" (7.74m x 3.53m)

In need of refurbishment and new roof,  
subject to planning permission

### VERANDAH

53' 0" x 7' 6" (16.14m x 2.28m)

A convenient covered area with views over  
the immaculate rear gardens

### DRIVEWAY

Block paved driveway providing ample  
parking space across the wide frontage

## OPENING HOURS

Monday: Friday: 09:00 - 17:30

Saturday: 09:00 - 13:00



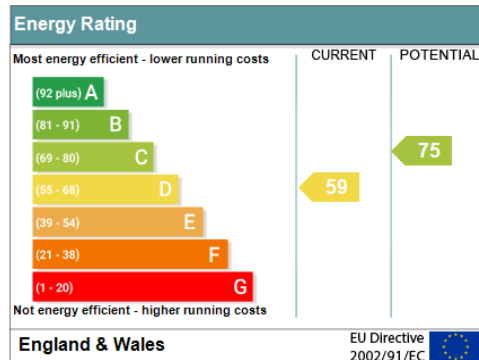




TOTAL FLOOR AREA : 2262 sq.ft. (210.1 sq.m.) approx.

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: 159 Cot Lane, KINGSWINFORD, DY6 9SA  
RRN: 0283-3046-2202-6585-5200



## 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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