



Kingswinford

61 The Knoll,
West Midlands, DY6 8JT

ANDREW COLE
ESTATES

Kingswinford,

£350,000

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West Midlands, DY6 8JT

This imposing family home stands on a large corner plot in a gently elevated position, behind a huge driveway with parking for several vehicles and space for motorhome/caravan. The lawns extend to the side of the property and at the rear there are manageable, mainly hard landscaped gardens with raised borders. Internally, the light and spacious accommodation meets family requirements within this extremely popular residential area with excellent local schools and amenities. The property has generous well proportioned accommodation including porch, reception hall, fitted cloakroom, two reception rooms and kitchen, first floor landing, three excellent bedrooms and house bathroom.

There is also a covered side access, garage and utility room. Having gas central heating and a mixture of single and double glazing, the property is ideal for extension, subject to planning approval and there is every opportunity to put your own mark internally.





A full and early inspection is highly recommended.

EPC: D68

Council Tax: Band D - Dudley MBC

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

RECEPTION HALL

FITTED CLOAKROOM

LOUNGE (FRONT)

13' 3" x 11' 3" (4.04m x 3.43m)

DINING ROOM (REAR)

9' 2" x 11' 4" (2.79m x 3.45m)

KITCHEN (REAR)

10' 9" x 8' 0" (3.27m x 2.44m)

UTILITY ROOM

9' 2" x 8' 6" (2.79m x 2.59m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)

12' 4" x 11' 4" (3.76m x 3.45m)

BEDROOM NO. 2 (REAR)

10' 3" x 11' 4" (3.12m x 3.45m)



BEDROOM NO. 3 (FRONT)
8' 6" x 8' 0" (2.59m x 2.44m)

BATHROOM (REAR)
5' 5" x 8' 9" (1.65m x 2.66m)

COVERED SIDE ACCESS

OUTSIDE
GARAGE
15' 0" x 8' 7" (4.57m x 2.61m)

REAR GARDEN
Having large patio with raised borders.

DRIVEWAY
Providing exclusive parking with
additional parking/motorhome/caravan
space at side of garage.
Lawns and established borders to front.

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

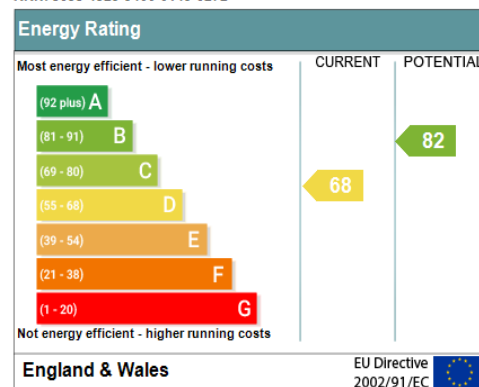
Monday: Friday: 09:00 - 17:30
Saturday: 09:00 - 13:00







Address: 61 The Knoll, KINGSWINFORD, DY6 8JT
RRN: 5635-4329-9400-0149-6272



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.



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