



Kingswinford

24 Moss Grove,
West Midlands, DY6 9HU

ANDREW COLE
ESTATES

Kingswinford,

£349,950

24 Moss Grove,
West Midlands, DY6 9HU

A rarely available bay fronted period property full of character and charm with a delightful reception hall incorporating original Minton tiled floor with cellar OFF. Having two spacious reception rooms, study with ground floor wc off kitchen with high ceilings and original larder cupboard. Incorporating an appealing mix of generous reception rooms and three well proportioned double bedrooms accented with original character features including ceiling cornice, fireplaces, traditional internal doors and an exceptional Minton tiled floor complimenting a property of this standard.

Built circa 1920 with a wealth of character, spacious family rooms and ideally placed being just a short level walk from Kingswinford town centre, good surrounding local amenities and excellent schools.

The property has beautifully kept level rear gardens and with excellent scope for modern touches this is an unusual home with no upward chain and truly requires a





full and early inspection in order to be appreciated.

EPC: D56

Council tax Band C with Dudley MBC

NO UPWARD CHAIN

GROUND FLOOR

ENTRANCE LOBBY

RECEPTION HALL

With original Minton tiled floor and having a cellar OFF

FRONT RECEPTION

14' 6" x 13' 8" (4.42m x 4.16m)

REAR RECEPTION

14' 4" x 12' 4" (4.37m x 3.76m)

STUDY (SIDE)

8' 4" x 5' 8" (2.54m x 1.73m) With wc off

KITCHEN (SIDE)

12' 2" x 11' 9" (3.71m x 3.58m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)

18' 3" x 12' 4" (5.56m x 3.76m)

BEDROOM NO. 2 (REAR)

12' 2" x 11' 9" (3.71m x 3.58m)



BEDROOM NO. 3 (REAR)
12' 5" x 12' 0" (3.78m x 3.65m)

BATHROOM (SIDE)
9' 2" x 6' 4" (2.79m x 1.93m)

SEPARATE WC (SIDE)

OUTSIDE

REAR GARDENS

Beautifully kept level rear gardens

DRIVEWAY

Double width block paved driveway 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

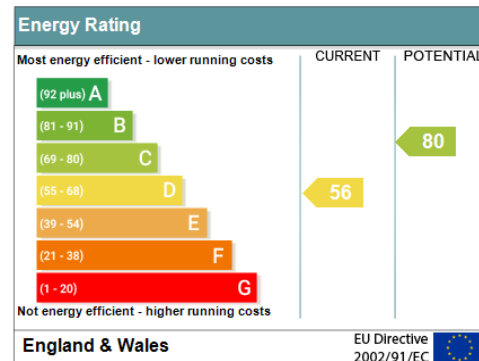
Monday: Friday: 09:00 - 17:30
Saturday: 09:00 - 13:00







Address: 24 Moss Grove, KINGSWINFORD, DY6 9HU
RRN: 7500-6511-0622-1402-3953



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

MISDESCRIPTONS 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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