



Kingswinford

6 Newfield Drive,
West Midlands, DY6 8HY

ANDREW COLE
ESTATES

Kingswinford, £257,000 or Nearest Offer

6 Newfield Drive,
West Midlands, DY6 8HY

A great opportunity to stamp your own mark on this three bedroom enlarged semi-detached house standing in this quiet, small cul de sac within an established residential area. The enlarged accommodation has an inner hall, lounge, with conservatory off having French doors leading to rear garden patio area, separate dining room, spacious fitted kitchen, large utility room with shower cubicle and wc off. First floor landing with 3 bedrooms and house bathroom off. There is a double width driveway to front elevation and easy to maintain hard landscaped rear garden with raised borders. The property has central heating and provides a superb and immediate opportunity to refurbish and stamp your own mark with any awkward and lengthy chain. Ideally placed for local shops, amenities and excellent schools.





An early viewing is essential to be appreciated.
NO UPWARD CHAIN
EPC: TBC
Council Tax: Band C - Dudley MBC

GROUND FLOOR

Inner Hall, with staircase OFF

Dining Room (Front)
 10' 2" x 8' 9" (3.10m x 2.66m)

Fitted Kitchen (Front)
 17' 8" x 9' 4" (5.38m x 2.84m)

Utility Room (Rear)
 12' 3" x 7' 6" (3.73m x 2.28m)
 With shower cubicle and wc OFF

Lounge (Rear)
 15' 0" x 14' 9" (4.57m x 4.49m)
 (15 ft is Max)

Conservatory (Rear)
 12' 0" x 8' 5" (3.65m x 2.56m)

FIRST FLOOR

First Floor Landing

Bedroom 1 (Front)
 12' 0" x 8' 9" (3.65m x 2.66m)

Bedroom 2 (Rear)
 10' 0" x 5' 9" (3.05m x 1.75m)



Bedroom 3 (front)
8' 5" x 5' 9" (2.56m x 1.75m)

Bathroom (Rear)
7' 4" x 5' 8" (2.23m x 1.73m)

Double Width Driveway
To front elevation

Rear Garden
Easy to maintain hard landscaped
rear gardens with raised borders.



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 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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