



Kingswinford

24 Mayfair Drive,
West Midlands, DY6 9BY

ANDREW COLE
E S T A T E S

Kingswinford,

£325,000

24 Mayfair Drive,
West Midlands, DY6 9BY

Great opportunity to purchase a lovely three bedroom detached bungalow with a large extension providing three or four bedrooms on the very sought after and well established part of Valley Fields, rarely available with such spacious accommodation on one level.

Having undergone many improvements including a complete re-working of the layout of the property which now benefits from a spacious kitchen, lounge, separate dining room, which could even be a fourth bedroom, opening directly into the conservatory, three further bedrooms, one with a shower cubicle and bathroom with skylight.

The property stands on a wide plot with large carport, garage and extensive gardens to front, side and rear. There is a level driveway to front elevation and the property has central heating and double glazing.

Ideally placed for Kingswinford amenities and good schools yet providing easy access to the countryside.





Accommodation would suit either a family or a retired couple requiring a spacious property on one level, easy access to Wall Heath, Kingswinford and surrounding countryside.

The property is offered to the market with NO UPWARD CHAIN and an early viewing is essential to avoid disappointment.

EPC: D64

Council tax: Band D with Dudley MBC

GROUND FLOOR

ENTRANCE LOBBY

LOUNGE (FRONT)

14' 1" x 12' 8" (4.29m x 3.86m)

FITTED KITCHEN (SIDE)

15' 3" x 8' 3" (4.64m x 2.51m)

SPLIT LEVEL REAR HALL PROVIDING ACCESS TO:

DINING ROOM/CONSERVATORY (REAR)

18' 1" x 10' 0" (5.51m x 3.05m)

Dining area could possibly be utilised as a fourth bedroom

BEDROOM NO. 1 (REAR)

11' 3" x 10' 0" (3.43m x 3.05m)

BEDROOM NO. 2 (FRONT)

12' 0" x 7' 7" (3.65m x 2.31m)



BEDROOM NO. 3

11' 8" x 8' 0" (3.55m x 2.44m)

With shower cubicle

BATHROOM

8' 6" x 4' 7" (2.59m x 1.40m)

OUTSIDE

GARAGE

16' 0" x 8' 0" (4.87m x 2.44m)

CARPORT

31' 4" x 10' 4" (9.54m x 3.15m)

DRIVEWAY

There is a large tarmacadam driveway extending alongside the property and beneath the carport

GARDENS

There are good sized gardens to front, side and rear which are planted with mature trees and shrubs



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

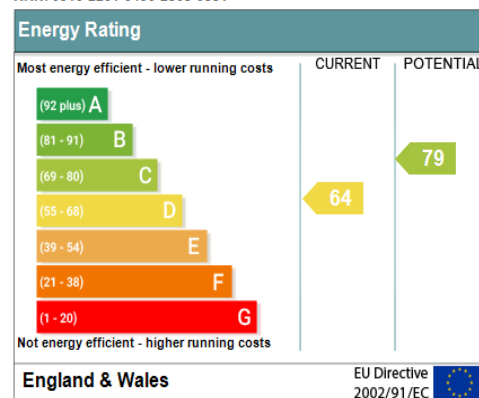
Saturday: 09:00 - 13:00







Address: 24 Mayfair Drive, KINGSWINFORD, DY6 9BY
RRN: 0310-2261-0490-2505-0551



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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