



Kingswinford

16a Wolverhampton Road,
West Midlands, DY6 7JB

ANDREW COLE
ESTATES

Kingswinford, Guide

Price £400,000

16a Wolverhampton Road,
West Midlands, DY6 7JB

This exceptional property is a rare opportunity to acquire a completely refurbished family home in this desirable residential location. Set well back from the road, this fine home is approached over a shared driveway with gated access/entrance to just two properties and opening up into a huge lawned frontage and additional parking or motorhome storage. This area of garden offers loads of potential.

Having been completely modernised and refurbished, internally the property benefits from a superb fitted kitchen with integrated appliances, delightful lounge, separate dining room opening into a conservatory and fitted cloakroom on the ground floor.

On the first floor there are four generous, evenly proportioned bedrooms and a modern newly installed shower room. The driveway to the house extends alongside the property to a single garage and there are easily maintained hard landscaped level rear gardens.





The whole accommodation had been re-decorated and carpeted. Ideally placed for excellent schools and easy access to local amenities including local shops. Having NO UPWARD CHAIN this property must be viewed to be appreciated.

EPC: D66

Council tax: Band D with Dudley MBC



GROUND FLOOR

RECEPTION HALL

FITTED CLOAKROOM

LOUNGE (FRONT)

17' 7" x 10' 8" (5.36m x 3.25m)

SPACIOUS DINING/SITTING ROOM
(REAR)

20' 6" x 8' 8" (6.24m x 2.64m)

RE-FITTED KITCHEN (REAR)

10' 6" x 8' 3" (3.20m x 2.51m)

With integrated appliances

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)

11' 6" x 11' 0" (3.50m x 3.35m)

BEDROOM NO. 2 (REAR)

10' 0" x 8' 9" (3.05m x 2.66m)

BEDROOM NO. 3 (REAR)
10' 3" x 8' 5" (3.12m x 2.56m)

BEDROOM NO. 4 (FRONT)
10' 9" x 5' 8" (3.27m x 1.73m)

SHOWER ROOM (SIDE)
6' 3" x 5' 7" (1.90m x 1.70m)
With separate shower cubicle

OUTSIDE

DETACHED BRICK GARAGE
16' 0" x 8' 0" (4.87m x 2.44m)

TARMACADAM DRIVEWAY
Extending alongside the property

REAR GARDENS
Private rear gardens which are laid to
patio with raised borders

EXTENSIVE FORE GARDEN
Laid to lawn with secure fencing and
gated entrance

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.

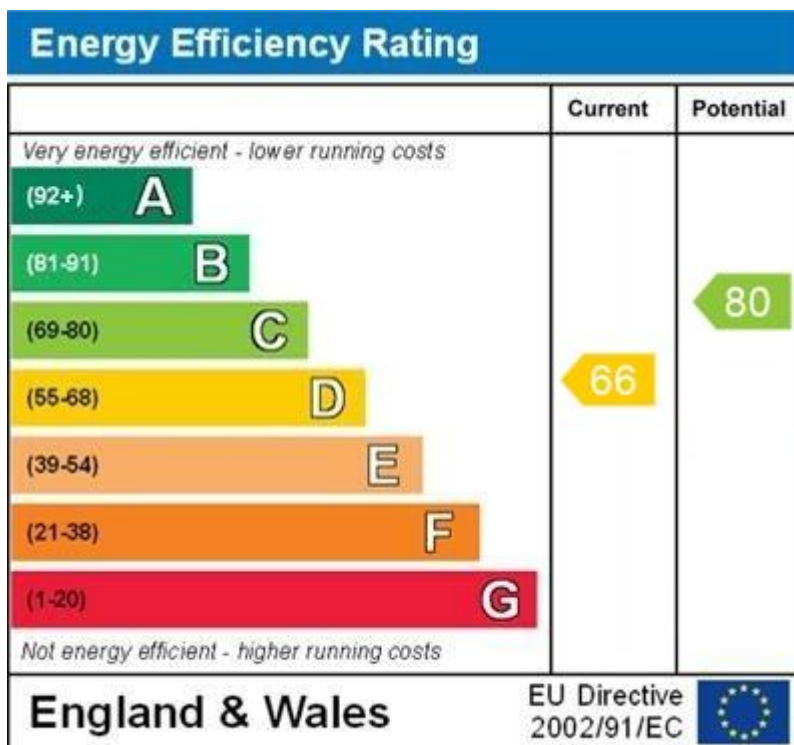
OPENING HOURS

Monday: Friday: 09:00 - 17:30

Saturday: 09:00 - 13:00







WWW.EPC4U.COM

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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