



Kingswinford

1 Heathlands Close,  
West Midlands, DY6 7ER

**ANDREW COLE**  
ESTATES



# Kingswinford,

## £370,000

1 Heathland Close,  
West Midlands, DY6 7ER

OPEN DAY: Sunday 2<sup>nd</sup> March

From 10.00am- 2.00 pm

This meticulously maintained 3/4 bedroom detached home is nestled within a small and select cul-de-sac which offers a rare sense of privacy. Standing on a large corner plot overlooking an open green at the front, this potential amenity space has a wooded boundary providing a safe and secluded area for children. The wide frontage provides ample parking for a number of vehicles and in addition caravan/motorhome storage. There is further opportunity to enhance the property with a first floor extension subject to planning approval. A single garage sits well back from the road and there are large level lawned gardens approached over a generous patio. Entering the house through the reception hall, you will find a fitted ground floor cloakroom and access to the beautiful modern kitchen with built-in appliances. A part glazed door allows borrowed light from the hallway into the huge family living room with patio doors to garden.







The dining room/bedroom 4 is adjacent to the living room, a light and spacious room alternatively used as a bedroom or separate living accommodation with ensuite/wet room off. There is also a cosy study. The first floor landing provides access to 3 generous bedrooms all of which are tastefully decorated and a large house bathroom.

This exceptional family home must be viewed to be appreciated.

**CALL AGENT TO BOOK VIEWING ON OPEN DAY – Sunday 2<sup>nd</sup> March 10am-2pm**

EPC: TBC

Council Tax: Band C - Dudley MBC

#### **GROUND FLOOR**

Entrance Hallway

Fitted Cloakroom

L Shaped Lounge (rear)  
18' 5" x 13' 7" (5.61m x 4.14m)

Kitchen (front)  
9' 5" x 8' 1" (2.87m x 2.46m)

Dining Room (rear)  
12' 4" x 10' 4" (3.76m x 3.15m)

Ground Floor Wet Room  
6' 7" x 6' 4" (2.01m x 1.93m)

Study (front)  
7' 1" x 3' 1" (2.16m x 0.94m)





## FIRST FLOOR

### First Floor Landing

#### Bedroom 1 (rear)

13' 7" x 9' 7" (4.14m x 2.92m)

#### Bedroom 2 (rear)

10' 6" x 8' 7" (3.20m x 2.61m)

#### Bedroom 3 (front)

9' 7" x 8' 9" (2.92m x 2.66m)

#### Family Bathroom

8' 5" x 5' 8" (2.56m x 1.73m)

## OUTSIDE

### Garage

17' 7" x 8' 1" (5.36m x 2.46m)

### Rear Garden



## 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

#### 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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