



Kingswinford

14 Brinley Way,
West Midlands, DY6 9DN

ANDREW COLE
ESTATES

Kingswinford,

£345,000

14 Brinley Way,
West Midlands, DY6 9DN

A two bedroom detached bungalow situated within a sought after residential area. Standing well back from the road behind a good sized driveway which extends alongside the property, this is truly one of the best positions within the Kingswinford area.

Internally the accommodation has been maintained to a high standard and replanned to provide a larger kitchen which has access to the rear garden. The excellent shower room has an easy access shower and a modern suite, there is a delightful L shaped lounge/dining area. A separate fitted cloakroom is accessed off the reception hall.

Approached via the rear garden is a separate well fitted utility room. Private rear gardens are well stocked and there is a gate to the side elevation providing access to the front.

EPC: TBC

Council tax is Band D - Dudley MBC





GROUND FLOOR

Reception Hall

Fitted Cloakroom

Lounge/Dining Room (front)
10' 4" x 20' 8" (3.15m x 6.29m)

Fitted Kitchen (rear)
10' 2" x 9' 6" (3.10m x 2.89m)

Bedroom 1 (rear)
10' 4" x 10' 3" (3.15m x 3.12m)

Bedroom 2 (side)
9' 9" x 7' 9" (2.97m x 2.36m)

Shower Room (side)
6' 8" x 5' 1" (2.03m x 1.55m)

Utility room
8' 4" x 7' 8" (2.54m x 2.34m)

Garage
18' 5" x 8' 9" (5.61m x 2.66m)

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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