



Kingswinford

9 Beech Tree Close,
West Midlands, DY6 7DR

ANDREW COLE
ESTATES

Kingswinford,

£270,000

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West Midlands, DY6 7DR

A light and flexible property on popular Blanford Mere. This perfectly situated home enjoys extended family accommodation standing behind a full width driveway. The appealing frontage is complimented by PVCu double glazed windows.

Entry is into a bright enclosed porch which flows seamlessly into the dining room. An attractive breakfast kitchen incorporates a generous amount of base and wall units and integrated oven and hob. At the rear a spacious lounge has been enlarged providing a super family entertaining space.

On the first floor there are three large bedrooms and a well appointed bathroom.

The rear garden is the perfect space for the whole family and requires a full on early inspection to be appreciated.

EPC: TBC

Council tax: Band B with Dudley MBC





GROUND FLOOR

Enclosed Entrance Porch
7' 4" x 3' 0" (2.23m x 0.91m)

Dining Room (front)
11' 3" x 9' 6" (3.43m x 2.89m)

Fitted Kitchen (front)
15' 8" x 7' 5" (4.77m x 2.26m)

Lounge (rear)
17' 5" x 16' 0" (5.30m x 4.87m)

FIRST FLOOR

First Floor Landing

Bedroom 1 (rear)
13' 2" x 8' 10" (4.01m x 2.69m)

Bedroom 2 (rear)
10' 0" x 8' 5" (3.05m x 2.56m)

Bedroom 3 (front)
8' 10" x 8' 6" (2.69m x 2.59m)

Family Bathroom
9' 2" x 5' 7" (2.79m x 1.70m)

OUTSIDE

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

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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