



Kingswinford

22 Southern Close,
West Midlands, DY6 8HS

ANDREW COLE
ESTATES

Kingswinford,

£205,800

22 Southern Close,
West Midlands, DY6 8HS

This modern style starter home enjoys a perfect position tucked away at the head of a select cul de sac within a sought after residential development. Off Auckland Road with easy access to Kingswinford and Stourbridge the property sits below allocated parking and projects a frontage complimented by recently installed PVCu double glazed windows to the majority. At the rear there is a generous, southerly facing decking area adjoining the house which affords panoramic views over the surrounding area. Steps to a lower garden and space for a large timber workshop/DIY/home working space offers lots of appeal. Internally the accommodation is easy to maintain and economical to run having a superb modern kitchen with integrated oven and hob and space for breakfast table. A delightful lounge with staircase off leads to a first floor landing which in turn provides access to 2 bedrooms The master being a large double and there is a newly appointed bathroom.





Without question a rare opportunity requiring a full and early inspection to avoid disappointment. Offered to the market with NO UPWARD CHAIN.

EPC: C71

Council Tax is Band C - Dudley MBC

GROUND FLOOR

Entrance Lobby

Lounge (front)

13' 0" x 12' 7" (3.96m x 3.83m)

Dining Kitchen (rear)

13' 0" x 8' 7" (3.96m x 2.61m)

FIRST FLOOR

First Floor Landing

Bedroom 1 (front)

13' 0" x 9' 5" (3.96m x 2.87m)

Bedroom 2 (rear)

8' 7" x 7' 0" (2.61m x 2.13m)

Family Bathroom (rear)

5' 9" x 5' 5" (1.75m x 1.65m)

OUTSIDE

Rear Garden



THINKING OF SELLING?

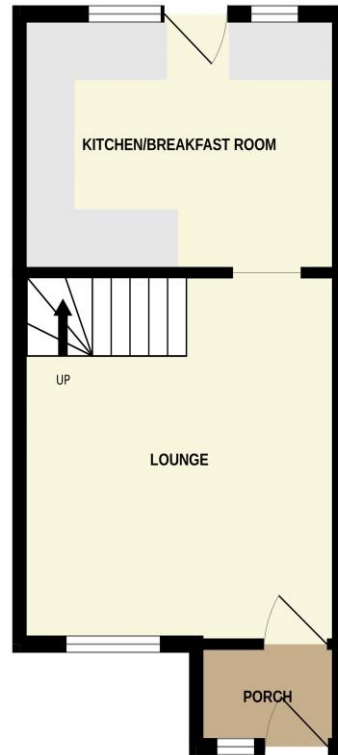
Or just curious to find out the value of your property, we would be pleased to provide a free, no obligation market appraisal.

OPENING HOURS

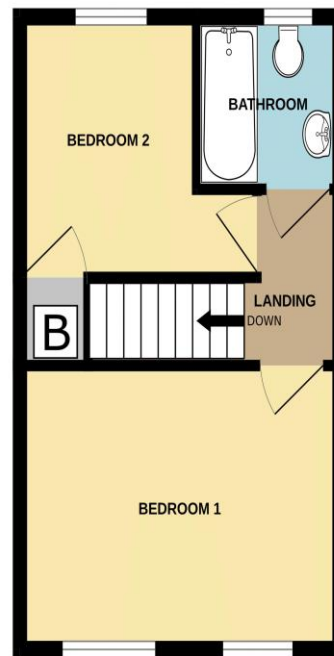
Monday: Friday: 09:00 - 17:30
Saturday: 09:00 - 13:00



GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



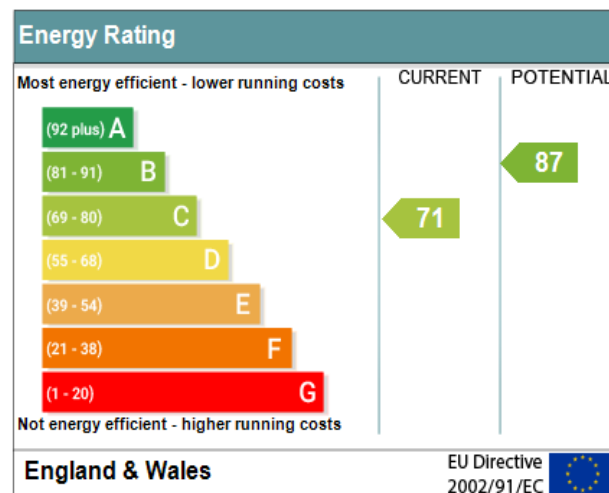
1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address: 22 Southern Close, KINGSWINFORD, DY6 8HS
RRN: 9000-7692-0122-1527-3553



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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