



Kingswinford

14 Broadfield Close,  
West Midlands, DY6 9PY

**ANDREW COLE**  
ESTATES

# Kingswinford,

## £460,000

14 Broadfield Close,  
West Midlands, DY6 9PY

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A stylish and extended property,, a forever home of the type not often on the market enjoying family accommodation bathed in natural light with huge split level lounge, versatile study/bedroom four options on the ground floor, formal dining room and a gorgeous breakfast kitchen with integrated appliances. Maintained to a high standard throughout the impressive split-level lounge has a stylish feel with contemporary open shelving division and large Ingelhook fireplace. Entering through a large bright porch to enormous hall the lovely staircase leads to a landing which in turn provides access to 3 double bedrooms and beautifully fitted shower room. There is a single garage, driveway for multiple vehicles and easy to maintain level private rear gardens.

EPC: TBC

Council Tax is Band E with Dudley  
MBC





#### GROUND FLOOR

##### ENTRANCE PORCH

8' 7" x 6' 5" (2.61m x 1.95m)

##### RECEPTION HALL

20' 5" x 6' 6" (6.22m x 1.98m)

##### FITTED CLOAKROOM

##### SPLIT LEVEL LOUNGE (REAR)

22' 3" x 14' 2" (6.78m x 4.31m)

With beautiful inglenook fireplace.

##### DINING ROOM (FRONT)

13' 6" x 9' 9" (4.11m x 2.97m)

##### STUDY/BEDROOM NO. 4 (SIDE)

9' 0" x 7' 5" (2.74m x 2.26m)

##### BREAKFAST KITCHEN (REAR)

18' 6" x 9' 8" (5.63m x 2.94m)

With integrated oven and hob

#### FIRST FLOOR

##### FIRST FLOOR LANDING

##### BEDROOM NO. 1 (FRONT)

14' 7" x 10' 0" (4.44m x 3.05m) Having fitted wardrobes.

##### BEDROOM NO. 2 (FRONT)

11' 6" x 11' 5" (3.50m x 3.48m)

##### BEDROOM NO. 3 (REAR)

10' 2" x 8' 6" (3.10m x 2.59m)



SHOWER ROOM (REAR)  
9' 8" x 6' 7" (2.94m x 2.01m)  
Fitted with vanity units and shower cubicle

**OUTSIDE**  
GARAGE  
16' 0" x 8' 0" (4.87m x 2.44m)

PRIVATE REAR GARDENS



**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

## MISDESCRIPTIIONS 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.



**rightmove**

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