



Kingswinford

63 Oak Street,
DY6 9LT, DY6 9LT

ANDREW COLE
E S T A T E S

Kingswinford,

£195,000

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DY6 9LT, DY6 9LT

This lovely character home enjoys an excellent position within one of the most popular roads in Kingswinford. Good level, easy access to the village and excellent shopping facilities, there are also good primary schools and countryside walks are minutes away.

The gas centrally heated accommodation is light and spacious, complimented by double glazing and having the benefit of a cellar.

The property has a lounge to front, dining kitchen to rear, two bedrooms, lovely bathroom, a generous, level southerly facing rear garden which has a sunny aspect and well tended lawns. NO UPWARD CHAIN and must be viewed to avoid disappointment.

EPC: D58

Council Tax is Band B with Dudley
MBC





GROUND FLOOR

Lounge (front)
12' 0" x 11' 3" (3.65m x 3.43m)

Inner Lobby

Dining Kitchen (rear)
11' 6" x 10' 2" (3.50m x 3.10m)

Cellar
12' 0" x 11' 0" (3.65m x 3.35m)

FIRST FLOOR

First Floor Landing

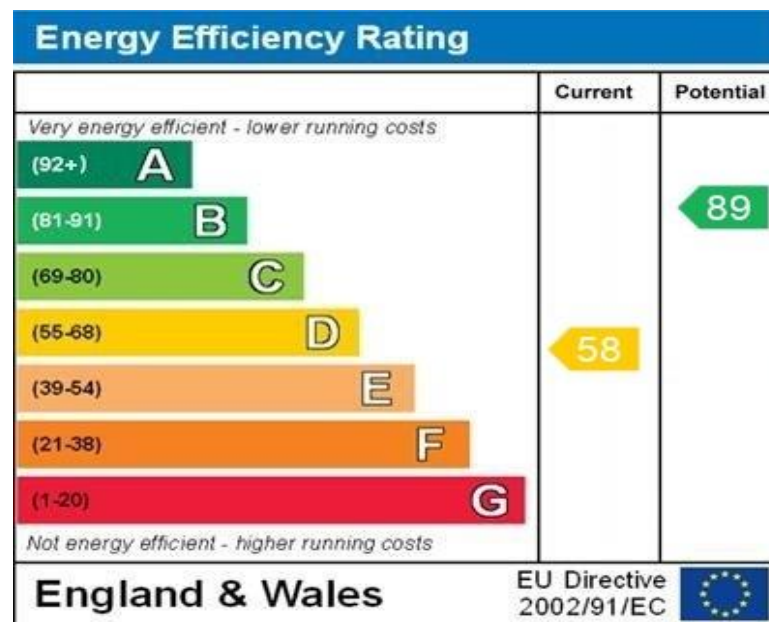
Bedroom 1(front)
12' 1" x 11' 3" (3.68m x 3.43m)

Bedroom 2 (rear)
7' 4" x 6' 4" (2.23m x 1.93m)

Bathroom (rear)
10' 2" x 4' 8" (3.10m x 1.42m)

OUTSIDE

A generous, level southerly facing rear garden with a sunny aspect and well tended lawns.



WWW.EPC4U.COM

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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