



Kingswinford

14C Dubarry Avenue,  
West Midlands, DY6 9BP

**ANDREW COLE**  
E S T A T E S



# Kingswinford, £125,000

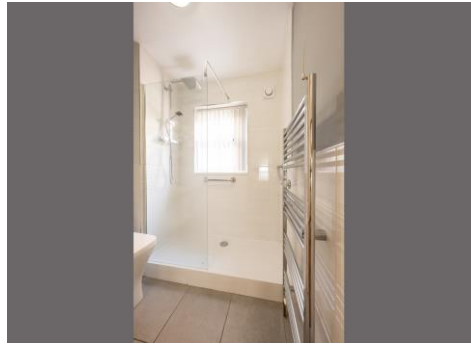
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A rare opportunity to purchase within this small and select development of flats on Valley Fields. Ideally placed for access to Kingswinford town centre and an excellent range of amenities.

Located on the ground floor this appealing property requires immediate inspection. Approached over a gravel driveway with allocated parking, the property is located at the end of the development in an excellent position. The entrance door provides access to a bright lobby and delightful quaint lounge with lovely bay window. In turn a doorway leads to the inner hall which provides access to the attractive fitted kitchen with built-in oven and hob. There are two large store cupboards, a double bedroom and attractive and beautifully fitted modern shower room.

This superb ground floor flat, having central heating, forms part of a small development with Valley Fields. At the rear there are lovely communal gardens and a brick outhouse providing extra storage space.





NO UPWARD CHAIN and available for immediate occupation.

EPC: C71

Council tax is Band B - Dudley MBC

**GROUND FLOOR**

ENTRANCE LOBBY

LOUNGE (FRONT)

13' 4" x 12' 0" (4.06m x 3.65m)

INNER HALL

Having a large store OFF

KITCHEN (REAR)

11' 1" x 5' 7" (3.38m x 1.70m)

BEDROOM REAR)

10' 9" x 9' 4" (3.27m x 2.84m)

MODERN SHOWER ROOM (SIDE)

6' 6" x 6' 2" (1.98m x 1.88m)

**OUTSIDE**

ALLOCATED PARKING TO FRONT

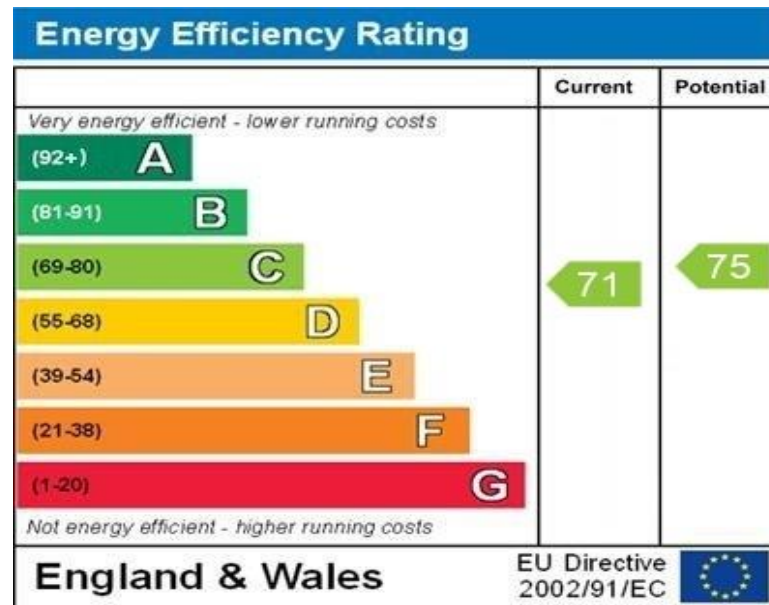
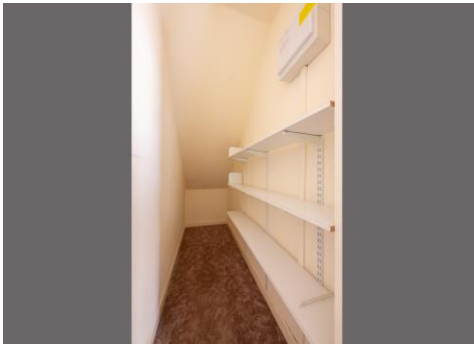
COMMUNAL REAR GARDENS

BRICK GARDEN STORE

Lease details:

- 1) 99 year lease as from when purchased January 1993
- 2) Remaining years on lease are 67
- 3) Ground rent payable June and December is £25 - £50 per annum
- 4) Service Charges payable June and December are £564.58 - £1,129.16 per annum





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#### SERVICES

We are advised that mains electricity, water, gas and drainage are available.

#### TENURE

We are advised that the property is Leasehold. (See above for lease details and annual charges.

#### 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



**rightmove**

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