



Kingswinford

210 Cot Lane,  
West Midlands, DY6 9QH

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



# Kingswinford,

## £365,000

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West Midlands, DY6 9QH

Flooded with natural light this spacious detached bungalow enjoys a great position on Cot Lane, providing easy access to Kingswinford town centre and an excellent range of amenities including local shops, GP surgeries on Summerhill and in Kingswinford. In addition, the countryside is a short drive away and eateries such as The Summerhill House Hotel and The Roe Deer are close by. This substantial bungalow has a double frontage with attractive bay windows, a large frontage provides parking and a side pathway leads to the good size level rear gardens.

Internally the character accommodation has traditional high ceilings with plaster corniced details, feature fireplaces, large reception hall with boiler cupboard off and access to all rooms, including two reception rooms, fitted kitchen, two bedrooms, shower room and large verandah.







A full and early inspection is recommended to avoid disappointment.  
EPC: TBC  
Council Tax is Band D with Dudley MBC

#### GROUND FLOOR

SPACIOUS ENTRANCE HALL  
With store/boiler cupboard OFF

LOUNGE (FRONT)  
13' 1" x 10' 5" (3.98m x 3.17m)

DINING ROOM (REAR)  
13' 0" x 10' 4" (3.96m x 3.15m)

KITCHEN (REAR)  
9' 0" x 8' 6" (2.74m x 2.59m)

SHOWER ROOM (SIDE)  
9' 1" x 6' 2" (2.77m x 1.88m)

BEDROOM (FRONT)  
13' 4" x 10' 2" (4.06m x 3.10m)

BEDROOM/REAR LOUNGE (REAR)  
14' 4" x 14' 5" (4.37m x 4.39m)

#### OUTSIDE

VERANDAH/UTILITY  
31' 4" x 8' 2" (9.54m x 2.49m)

GARAGE  
16' 8" x 7' 5" (5.08m x 2.26m)



DRIVEWAY

REAR GARDENS  
With enviable privacy

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

#### MISDESCRIPTORS 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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