



Wall Heath

24 High Street,
Kingswinford, DY6 0HB

ANDREW COLE
ESTATES

Wall Heath, £265,000

24 High Street,
Kingswinford, DY6 0HB

A much improved, well presented and re-appointed three bedroom terraced property located in the heart of Wall Heath and enjoying a popular main road position, well placed for all local amenities and good schools.

The accommodation comprises of a porch entrance, open plan through lounge/dining area having a feature spiral staircase off, re-fitted kitchen, re-fitted ground floor shower room.

First floor landing, master bedroom with range of wardrobes and re-fitted en suite shower room OFF, two further good sized bedrooms. Rear garden with block paved and decking areas, shared side entry and shared allocated parking to rear, off Chapel Street.

The property has central heating, double glazing and must be viewed to be appreciated.

EPC: D56

Council tax: Band B with Dudley MBC

GROUND FLOOR

Entrance Porch/Lobby





Open Plan Through Lounge/Dining area
26' 4" x 14' 5" (8.02m x 4.39m)
With feature spiral staircase OFF

Newly fitted Kitchen
10' 0" x 7' 9" (3.05m x 2.36m)

Re-Fitted Ground Floor Shower Room
(rear)
7' 5" x 6' 1" (2.26m x 1.85m)

First Floor Landing

Bedroom No. 1 (front)
14' 6" x 11' 9" (4.42m x 3.58m)
With ensuite shower room OFF

En-Suite Shower Room
OFF bedroom No. 1
6' 5" x 4' 9" (1.95m x 1.45m)

Bedroom No. 2 (rear)
10' 6" x 9' 7" (3.20m x 2.92m)

Bedroom No. 3
7' 10" x 6' 10" (2.39m x 2.08m)



OUTSIDE

Rear Garden

Block paved patio, decking area and lawn

Shared Side Entry

Allocated parking at rear, off Chapel Street

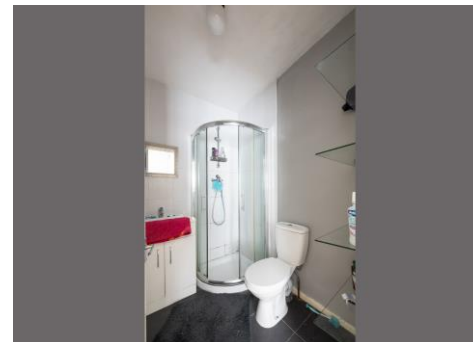
THINKING OF SELLING?

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.

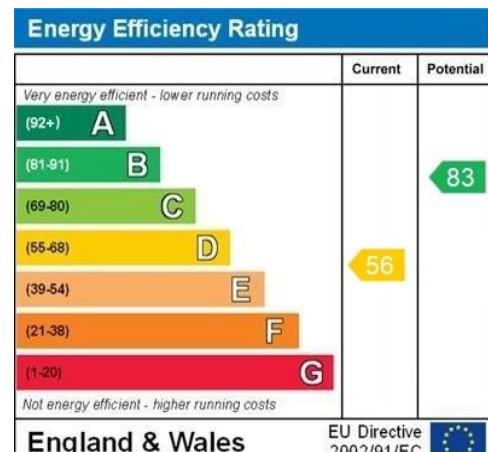
TENURE

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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