



## Wall Heath

33a Barton Lane, Wall Heath,  
Kingswinford, DY6 9EX

**ANDREW COLE**  
ESTATES



# Wall Heath, £375,000

33a Barton Lane, Wall Heath,  
Kingswinford, DY6 9EX

An individual modern detached three bedroomed home enjoying a generous corner plot within this select cul-de-sac. Having level gardens which are part walled with a variety of seating areas, a sunny aspect and enviable privacy. There is a brick built detached garage with pitched roof and roof storage space and driveway. Further parking is available at the front of the property and there are gardens to front, side and rear. Internally, the accommodation is presented to a high standard and comprises of reception hall with fitted cloakroom off, rear lounge with French doors to a conservatory based on natural light, separate dining room and a beautifully fitted kitchen with dual aspect incorporating a range of integrated appliances.

On the first floor the landing has access to part boarded roof space with pull down ladder. The master bedroom has a fitted en suite shower room off and there are two further bedrooms and a family bathroom.

These are only some of the attributes of this exceptional modern home.







Located in a quiet cul-de-sac within sought after Wall Heath, close to excellent local schools and amenities, superb corner plot with ample space for parking/motorhome storage on two separate driveways. Maintained to an exceptionally high standard and must be viewed to be appreciated.

EPC: TBC

Council tax: Band D with Dudley MBC

#### GROUND FLOOR

ENTRANCE HALL

FITTED CLOAKROOM

LOUNGE (REAR)

13' 3" x 12' 8" (4.04m x 3.86m)

With access to CONSERVATORY

CONSERVATORY

9' 5" x 9' 2" (2.87m x 2.79m)

Off LOUNGE

DINING ROOM (FRONT)

11' 8" x 8' 4" (3.55m x 2.54m)

KITCHEN (THROUGH ROOM)

13' 7" x 7' 1" (4.14m x 2.16m)

With built in oven, hob, integrated fridge/freezer and dishwasher

#### FIRST FLOOR

FIRST FLOOR LANDING



With access to partly boarded loft space  
with pull down ladder

**BEDROOM NO. 1 (REAR)**

11' 2" x 9' 7" (3.40m x 2.92m)

With fitted wardrobes

**EN SUITE off BEDROOM NO 1 (SIDE)**

7' 8" x 3' 0" (2.34m x 0.91m)

**BEDROOM NO. 2 (FRONT)**

12' 1" x 9' 7" (3.68m x 2.92m)

**BEDROOM NO. 3 (REAR)**

9' 0" x 6' 7" (2.74m x 2.01m)

**HOUSE BATHROOM (FRONT)**

6' 4" x 5' 4" (1.93m x 1.62m)

**OUTSIDE**

**DETACHED BRICK GARAGE**

16' 0" x 8' 6" (4.87m x 2.59m)

**REAR GARDENS**

Having gardens to FRONT, SIDE AND REAR  
with lawns, seating areas, part walled with  
enviable privacy







#### 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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