



Kingswinford

85 Oak Street,
West Midlands, DY6 9LT

ANDREW COLE
ESTATES

Kingswinford,

£290,000

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West Midlands, DY6 9LT

Enjoying a prime position within sought after Oak Street, this spacious three bedroom semi-detached home enjoys generous family accommodation with central heating and double glazing. Unusually, the double length garage opens to front and into the rear garden allowing for storage of that precious vehicle and having lots of natural light for repairs and maintenance work.

The accommodation is approached through a reception hall with cloaks cupboard off and leading to the huge through lounge and dining area with staircase OFF and in turn, a lobby leads to the large breakfast kitchen (19ft x 10ft) overlooking the rear gardens which are extremely secluded, having a sunny aspect and courtyard area. Kitchen has a utility room OFF.

The first floor landing provides access to 3 double bedrooms and fitted bathroom. Outstanding location close to excellent schools and Kingswinford amenities.





With no upward chain, this is an excellent opportunity and a full and early inspection is recommended.
NO UPWARD CHAIN

EPC: TBC

Council Tax is Band C Dudley MBC

GROUND FLOOR

ENTRANCE HALL

With cloaks cupboard OFF

THROUGH LOUNGE/DINING AREA

28' 0" x 14' 9" (8.53m x 4.49m)

With staircase OFF

INNER LOBBY

7' 5" x 5' 7" (2.26m x 1.70m)

KITCHEN (REAR)

19' 0" x 10' 3" (5.79m x 3.12m)

(10'3" - 6'7" Min)

With UTILITY ROOM off

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)

12' 4" x 8' 9" (3.76m x 2.66m)

BEDROOM NO. 2 (REAR)

12' 1" x 9' 4" (3.68m x 2.84m) (9'4" - 6'2" Min)



BEDROOM NO. 3 (FRONT)
12' 3" x 6' 0" (3.73m x 1.83m)

BATHROOM (REAR)
12' 1" x 5' 2" (3.68m x 1.57m)

OUTSIDE
GARAGE (THROUGH TO REAR GARDEN)
28' 7" x 9' 2" (8.71m x 2.79m)

COURTYARD GARDEN AREA

REAR GARDEN



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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