



Kingswinford

32 Beech Tree Close,  
West Midlands, DY6 7DR

**ANDREW COLE**  
ESTATES

# Kingswinford,

£295,000

32 Beech Tree Close,  
West Midlands, DY6 7DR

This beautifully presented family home enjoys re-planned accommodation approached through a newly built enclosed entrance porch with composite entrance door to reception hall, with lounge and study/sitting area, separate dining room and superbly fitted kitchen. Bathed in light, the rear lounge and study area overlook the landscaped level gardens which extend to the side of the property offering further potential to extend, subject to planning approval. On the first floor, there are three well proportioned bedrooms and a large bathroom.

The property has a driveway and fore garden projecting an attractive frontage. This fine home enjoys an excellent position at the head of a quiet cul-de-sac, close to Blandford Mere Primary School and there is easy access to further amenities in and around Kingswinford. Must be viewed to be appreciated.

EPC TBC

Council Tax is Band C - Dudley MBC





## GROUND FLOOR

ENCLOSED ENTRANCE PORCH

RECEPTION HALL

LOUNGE (REAR)

17' 5" x 10' 0" (5.30m x 3.05m)

STUDY/SITTING AREA (REAR)

8' 4" x 6' 10" (2.54m x 2.08m)

KITCHEN (FRONT)

11' 0" x 6' 3" (3.35m x 1.90m)

DINING ROOM (FRONT)

16' 9" x 7' 5" (5.10m x 2.26m)

## FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (REAR)

13' 2" x 9' 0" (4.01m x 2.74m)

BEDROOM NO. 2 (REAR)

10' 0" x 8' 4" (3.05m x 2.54m)

BEDROOM NO. 3 (FRONT)

8' 4" x 8' 0" (2.54m x 2.44m)

BATHROOM (FRONT)

7' 0" x 5' 6" (2.13m x 1.68m)



**OUTSIDE**  
DRIVEWAY

GARDENS  
TO FRONT, SIDE AND REAR

## 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 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 the same.



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