



Kingswinford

516 Lapwood Avenue,  
West Midlands, DY6 8SG

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



# Kingswinford,

## £310,000

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West Midlands, DY6 8SG

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Look no further if you are considering downsizing or living on one level as this comprehensively modernised two bedroom detached bungalow fits your exact requirement! Projecting an attractive frontage with tile hanging and newly installed UPVC double glazed windows, situated on a lovely level plot with driveway and garage to the rear which is approached from Aretha Close. Internally, the side reception hall leads to 2 bedrooms, a superb re-appointed bathroom with a brand new suite, spacious lounge with full width newly fitted UPVC double glazed windows with French doors opening directly into a beautiful re-fitted kitchen with integrated fridge/freezer, dishwasher, oven and hob. The property is flooded in natural light, has newly fitted carpets and flooring and fresh decoration throughout. Located near to local shops on Lapwood Avenue and having easy access to Merry Hill Centre and surrounding amenities.





This fine home has NO UPWARD CHAIN and simply must be viewed to be appreciated.

EPC: D65

Council Tax is Band C - Dudley MBC



#### GROUND FLOOR

##### ENTRANCE HALL

8' 8" x 5' 6" (2.64m x 1.68m)

##### 'L' SHAPED LOUNGE/DINING KITCHEN (REAR)

21' 5" x 17' 8" (6.52m x 5.38m)

##### BEDROOM NO. 1 (FRONT)

11' 8" x 11' 5" (3.55m x 3.48m)

##### BEDROOM NO. 2 (FRONT)

8' 8" x 8' 5" (2.64m x 2.56m)

##### BATHROOM (SIDE)

7' 4" x 5' 4" (2.23m x 1.62m)

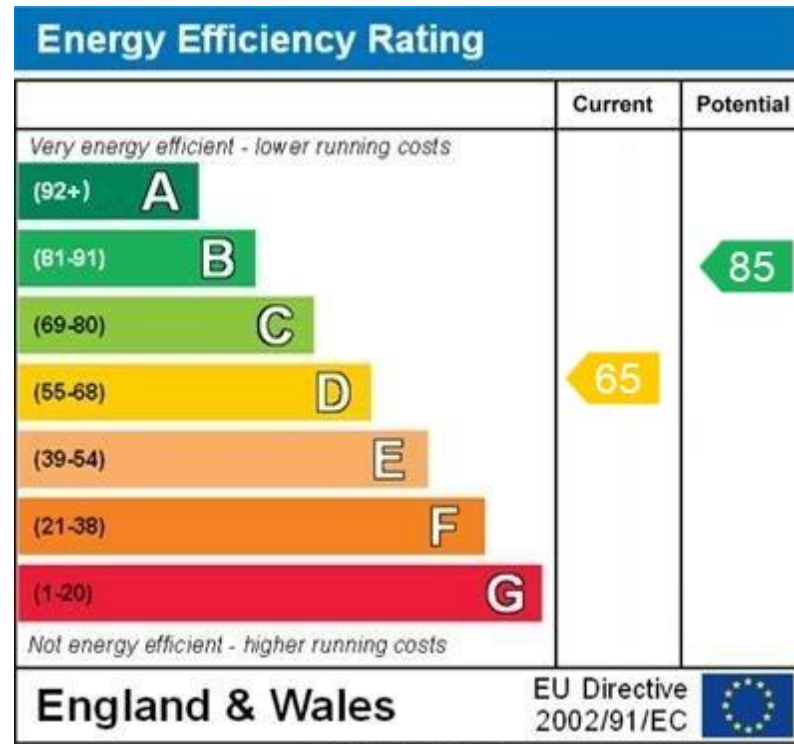
#### OUTSIDE

##### GARAGE

##### DRIVEWAY

##### GARDENS TO FRONT AND REAR





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#### 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

#### MISDESCRIPTONS 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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