



Kingswinford

507 High Street,
West Midlands, DY6 8AP

ANDREW COLE
ESTATES

Kingswinford,

£395,000

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West Midlands, DY6 8AP

A beautifully presented example of a David Payne property standing within a desirable and extremely convenient area close to Kingswinford School and local amenities. The property sits within a small cul-de-sac behind an established wall with well stocked foregardens and has the benefit of a large car port and garage to the side. There are landscaped gardens to the rear which offer a high degree of privacy.

Internally, the gas centrally heated accommodation suits family requirements with four generous bedrooms, the master with en suite, lovely family bathroom, large lounge and separate dining room, conservatory, kitchen, separate utility room and fitted cloakroom.

With loads of natural light from replacement uPVC windows and well proportioned rooms, this fine home represents a rare opportunity and requires a full inspection to be appreciated.

EPC: TBC

Council Tax - Band D with Dudley MBC





GROUND FLOOR

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

FITTED CLOAKROOM

LOUNGE (FRONT)

18' 6" x 12' 8" (5.63m x 3.86m)

DINING ROOM (REAR)

9' 7" x 9' 6" (2.92m x 2.89m) Into
CONSERVATORY

CONSERVATORY

9' 8" x 9' 3" (2.94m x 2.82m)

KITCHEN (REAR)

10' 1" x 9' 5" (3.07m x 2.87m) With
UTILITY off

UTILITY (SIDE)

6' 8" x 5' 0" (2.03m x 1.52m) OFF kitchen

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (REAR)

12' 1" x 9' 8" (3.68m x 2.94m)

With EN SUITE off

EN SUITE (SIDE)

9' 7" x 6' 0" (2.92m x 1.83m)

OFF bedroom no. 1



BEDROOM NO. 2 (FRONT)
10' 5" x 9' 8" (3.17m x 2.94m)

BEDROOM NO. 3 (REAR)
10' 1" x 9' 10" (3.07m x 2.99m)

BEDROOM NO. 4 (FRONT)
10' 1" x 6' 9" (3.07m x 2.06m)

HOUSE BATHROOM (SIDE)
6' 9" x 5' 9" (2.06m x 1.75m)

OUTSIDE
GARAGE
17' 7" x 7' 2" (5.36m x 2.18m)
Off CAR PORT

CAR PORT
26' 0" x 7' 7" (7.92m x 2.31m)
Leading to GARAGE

DRIVEWAY

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

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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