



**Taylor's**

# KINGSWINFORD, Dunston Close

Offers Over £130,000

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**\*\* 360 Tour Available \*\*** Superbly located within a small residential cul de sac, this **IMMACULATE FIRST FLOOR FLAT** is offered with **NO UPWARD CHAIN** and offers a **GENEROUS** layout of accommodation, which is further enhanced by the secure parking with barrier entry and a maintained communal gardens. The property is within a short walk from the village centre.

The property benefits from its own private ground floor entrance, having stair rising to the first floor accommodation, which comprises: landing area, large rear lounge, beautifully fitted kitchen with integrated appliances, **ONE LARGE DOUBLE BEDROOM** with **FITTED BEDROOM FURNITURE** and an attractively fitted bathroom with shower and storage off. The accommodation also includes **GAS CENTRAL HEATING** and **UPVC DOUBLE GLAZING**.

To the front of the property is **CAR PARKING** with a secure barrier entry system. Located to the side of the properties is a drying area and to the rear is a **GENEROUS COMMUNAL GARDEN**, which is mainly lawned, enjoys a 'sunny' rear aspect and is maintained within the service charge.

Tenure: **LEASEHOLD**. Approximately 115 years remaining on lease. **GROUND RENT: £10. SERVICE/ MAINTENANCE CHARGE: £549.56** every 6 months (reviewed twice a year) . Construction: Standard Brick Construction with tiled roof. All mains services connected. Broadband/ Mobile coverage: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band - **A**. EPC - **C**. **KINGSWINFORD OFFICE**.

#### **Ground Floor Entrance Hall -**

**Lounge - 4.98m x 3.15m (16'4" x 10'4")**

**Kitchen - 2.95m x 2.24m (9'8" x 7'4")**

**Bathroom - 2.08m x 2.18m (6'10" x 7'2") max.**

**Bedroom - 3.99m x 2.72m (13'1" x 8'11")**

**Store - 3.05m x 0.91m (10'0" x 3'0")**

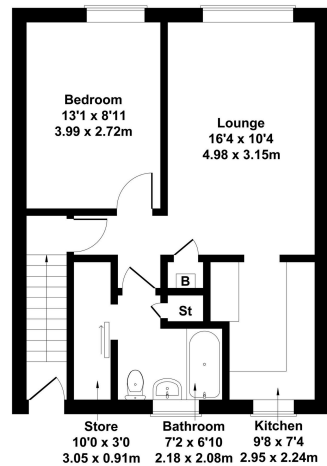




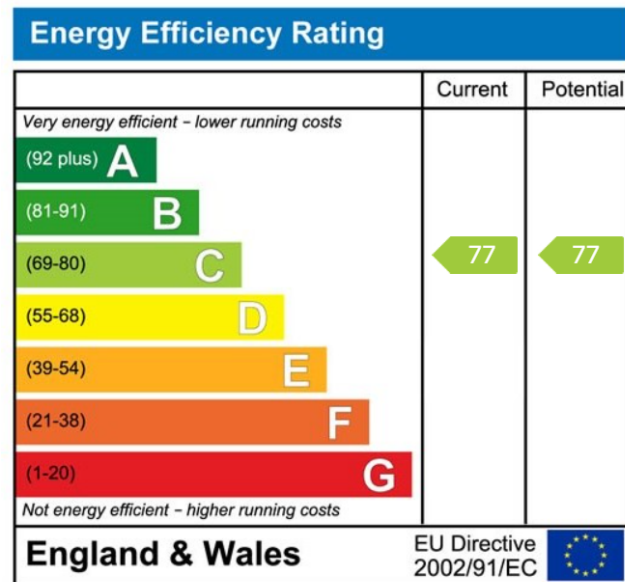
- NO UPWARD CHAIN
- ONE FITTED DOUBLE BEDROOM
- LARGE LOUNGE
- SECURE CAR PARKING
- GAS CENTRAL HEATING
- FIRST FLOOR FLAT
- FITTED KITCHEN WITH BUILT APPLIANCES
- REFITTED BATHROOM
- CUL DE SAC
- UPVC DOUBLE GLAZING

### Dunston Close, Kingswinford

Approximate Gross Internal Area  
537 sq ft - 50 sq m



Not to Scale. Produced by The Plan Portal 2025  
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