



Kingswinford

17 Kingston Way,
West Midlands, DY6 9BS

ANDREW COLE
ESTATES

Kingswinford,

£264,950

17 Kingston Way,
West Midlands, DY6 9BS

A rare opportunity within this sought after and well regarded residential area of Valley Fields, benefitting from a range of amenities with easy access to pharmacies, GP surgeries on Moss Grove together with Kingswinford amenities. There are also local shops on Buckingham Grove and the countryside is less than a quarter of a mile to the west. Internally the accommodation has been re-configured to offer a separate dining room or a second bedroom, the kitchen and shower room have been beautifully re-fitted and the spacious lounge has a large window overlooking the landscaped fore gardens.

The property boasts an outstanding condition throughout with light and spacious accommodation. Having an attractive frontage behind a large block paved driveway which extends alongside the property to the garage together with beautifully landscaped level front and rear gardens and located in a quiet backwater.





Marketed with NO UPWARD CHAIN, a turn key opportunity not to be missed.

EPC: D64

Council Tax is band C with Dudley MBC

GROUND FLOOR

ENTRANCE LOBBY

LOUNGE (FRONT)

18' 3" x 12' 0" (5.56m x 3.65m)

KITCHEN (REAR)

11' 9" x 8' 3" (3.58m x 2.51m)
(11'9" maximum)

BEDROOM NO. 2/DINING ROOM (REAR)

9' 8" x 8' 7" (2.94m x 2.61m)

INNER HALL

With mirrored wardrobes OFF

BEDROOM NO. 1 (REAR)

11' 7" x 10' 0" (3.53m x 3.05m)

With fitted wardrobes

SHOWER ROOM (SIDE)

6' 3" x 5' 3" (1.90m x 1.60m)



OUTSIDE

GARAGE

17' 4" x 9' 0" (5.28m x 2.74m)

LEVEL, WELL TENDED GARDENS



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.

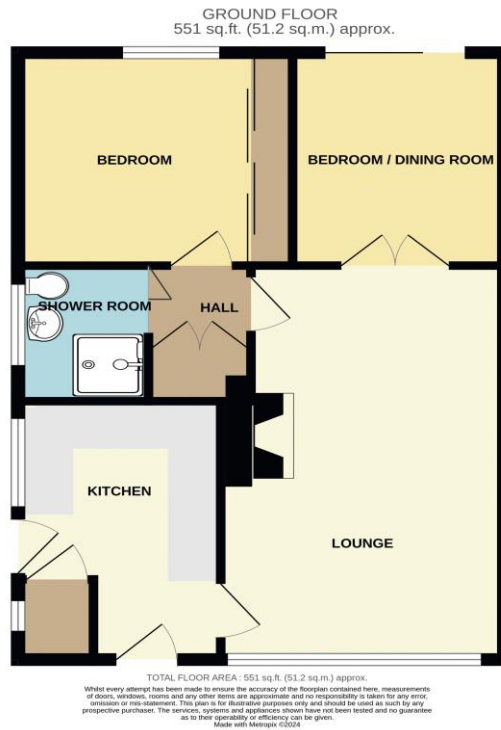
OPENING HOURS

Monday: Friday: 09:00 - 17:30

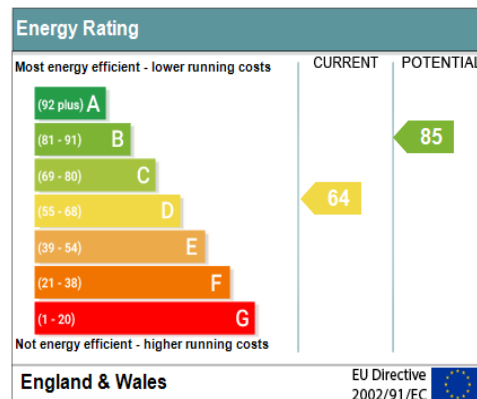
Saturday: 09:00 - 13:00







Address: 17 Kingston Way, KINGSWINFORD, DY6 9BS
RRN: 8834-3822-5300-0332-4296



SERVICES

We are advised that mains electricity, water, gas and drainage are available.

TENURE

We 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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