

Kingswinford 29 Ulster Drive, West Midlands, DY6 8JA



Kingswinford, £285,000

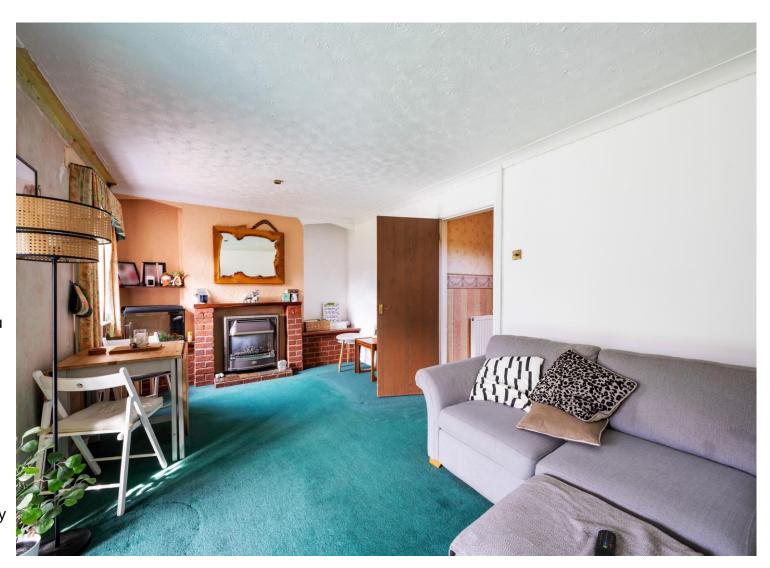
29 Ulster Drive, West Midlands, DY6 8JA

A rare opportunity to purchase an extended four bedroom semi-detached home in this small and select backwater, off Stream Road. Projecting a pleasing frontage which is complimented by PVCu double glazing, this spacious property enjoys a lovely position behind a good sized driveway with integral garage, access to the side elevation which, in turn, leads to well tended level rear gardens.

Internally, the generous and adaptable layout provides four bedrooms, two of which have fitted wardrobes, with a family bathroom on the first floor and an 'L' shaped lounge and dining area on the ground floor with a breakfast kitchen together with direct access from the reception hall to the garage which is ideally placed for conversion.

Located close to both Kingswinford and Stourbridge amenities.

This property just simply must be viewed to be appreciated and avoid any disappointment.

















EPC: D61

Council Tax: Band C with Dudley

MBC

GROUND FLOOR

RECEPTION HALL

'L' SHAPED LOUNGE/DINING AREA 19' 7" x 17' 5" (5.96m x 5.30m)

BREAKFAST KITCHEN (FRONT) 13' 8" x 7' 9" (4.16m x 2.36m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (REAR) 14' 7" x 8' 8" (4.44m x 2.64m) With fitted wardrobes

BEDROOM NO. 2 (FRONT) 11' 2" x 10' 7" (3.40m x 3.22m) With fitted wardrobes

BEDROOM NO. 3 (REAR) 9' 7" x 8' 9" (2.92m x 2.66m) (Not including built-in wardrobes)

BEDROOM NO. 4 (FRONT) 10' 7" x 6' 9" (3.22m x 2.06m)

BATHROOM 6' 6" x 6' 0" (1.98m x 1.83m)

OUTSIDE

GARAGE 16' 0" x 8' 0" (4.87m x 2.44m)

DRIVEWAY
With gardens to front and rear



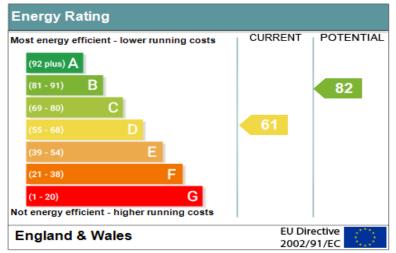






Address: 29 Ulster Drive, KINGSWINFORD, DY6 8JA

RRN: 0330-2829-4370-2894-6575



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.



