



Pensnett

30 Woodfield Avenue,
West Midlands, DY5 4RE

ANDREW COLE
ESTATES

Pensnett, £265,000

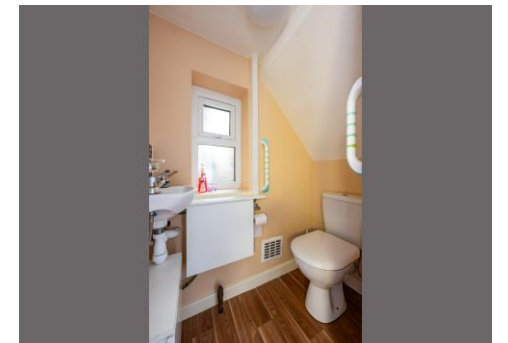
30 Woodfield Avenue,
West Midlands, DY5 4RE

A very well presented traditional semi-detached home standing in a quiet backwater at the head of a small and select cul-de-sac. Presenting an attractive frontage with full height bay windows, double glazing, garage to the side and a large driveway.

Internally, the property follows a traditional layout with entrance porch, reception hall with the addition of a fitted cloakroom, spacious lounge to front, rear sitting room/dining room and kitchen with access to the large utility room extension which then has direct access in to the garage and also door to rear garden. On the first floor there is a landing which, in turn, provides access to three generous bedrooms and a modern shower room.

There are good sized level rear gardens, mainly laid to lawn with a sunny aspect and an enviable degree of privacy.

The property has been maintained to a very good standard throughout.





The property is being marketed with NO UPWARD CHAIN.

Agents note: Environmental mining and interpretive reports are available for prospective buyers which will aid the mortgage application process.

EPC: D63

Council Tax - Band C - Dudley MBC

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

RECEPTION HALL with
FITTED CLOAKROOM OFF

LOUNGE (FRONT)
13' 8" x 12' 7" (4.16m x 3.83m)

SITTING/DINING ROOM (REAR)
11' 2" x 10' 7" (3.40m x 3.22m)

KITCHEN (REAR)
7' 4" x 7' 2" (2.23m x 2.18m) With
UTILITY ROOM off

UTILITY ROOM (REAR)
11' 3" x 7' 1" (3.43m x 2.16m) Off
KITCHEN with access to garage and rear
garden



FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)

14' 4" x 11' 6" (4.37m x 3.50m)

BEDROOM NO. 2 (REAR)

11' 3" x 10' 7" (3.43m x 3.22m)

BEDROOM NO. 3 (FRONT)

7' 6" x 7' 2" (2.28m x 2.18m)

SHOWER ROOM (REAR)

7' 4" x 7' 2" (2.23m x 2.18m)

With separate walk in shower cubicle

OUTSIDE

GARAGE

16' 4" x 10' 1" (4.97m x 3.07m) (8'8" at opening)

LARGE DRIVEWAY TO FRONT ELEVATION

LEVEL REAR GARDENS

Having a sunny aspect and an enviable Degree of privacy



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

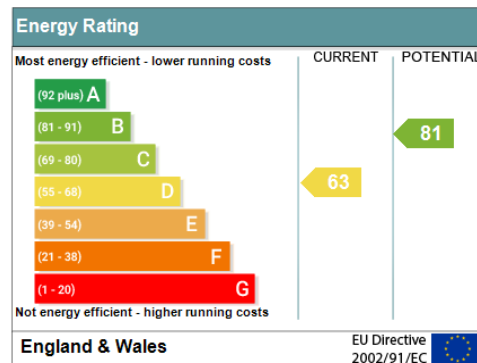






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address: 30 Woodfield Avenue, BRIERLEY HILL, DY5 4RE
RRN: 3600-2431-0422-8325-3743



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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