



Kingswinford

37 Flanders Drive,
West Midlands, DY6 7RG

ANDREW COLE
ESTATES

Kingswinford, Monthly Rental Of £995

37 Flanders Drive,
West Midlands, DY6 7RG

A very well presented three bedroom end terrace house on the ever popular Charterfields development. Standing on a corner plot and having recently been re-wired and newly decorated throughout with newly fitted carpets. the property has gas fired central heating, double glazing and garage at the rear which has an electric roller door. There is an entrance lobby, spacious through lounge/dining area with Karndean flooring, a fitted kitchen with integrated appliances and access to the courtyard style rear garden area leading to a purpose built brick garage with storage/homeworking space and a separate utility room OFF with electric heating, granite worktops and a Belfast sink. First floor landing with access to three bedrooms, all with built-in wardrobes and a superb re-fitted shower room with a range of vanity units. Rear gardens have been landscaped for ease of maintenance and the fencing is





'Colourfence' steel fencing, no maintenance being required.
Situating close to good schools and easy access to Kingswinford town centre, Merry Hill and Stourbridge .

EPC: C69

Council Tax is band B with Dudley MBC
Deposit is £1,000 (One thousand pounds)



GROUND FLOOR

ENTRANCE LOBBY

THROUGH LOUNGE/DINING AREA

24' 4" x 15' 4" (7.41m x 4.67m)

With stairs off and having Karndean flooring

KITCHEN (REAR)

9' 9" x 6' 9" (2.97m x 2.06m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)

11' 5" x 9' 2" (3.48m x 2.79m)

BEDROOM NO. 2 (REAR)

10' 0" x 9' 7" (3.05m x 2.92m)

BEDROOM NO. 3 (FRONT)

8' 6" x 6' 1" (2.59m x 1.85m)

RE-FITTED SHOWER ROOM

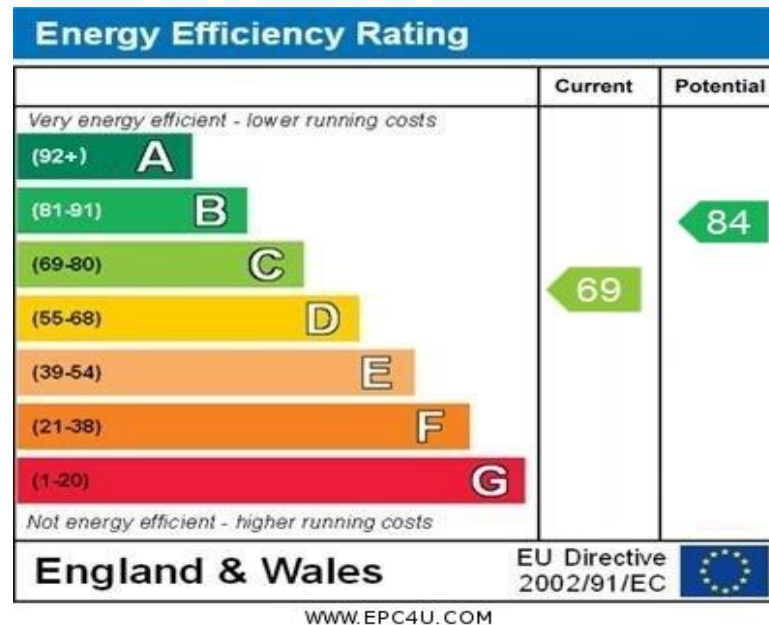
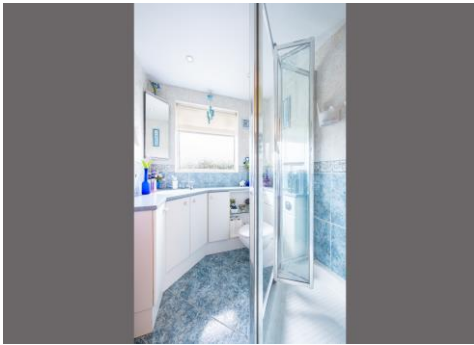
6' 7" x 6' 0" (2.01m x 1.83m)

OUTSIDE

REAR COURTYARD STYLE GARDEN

UTILITY ROOM

9' 1" x 8' 0" (2.77m x 2.44m) Leading into garage



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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