



Kingswinford
5 Southwood Close,
West Midlands, DY6 8JL

ANDREW COLE
ESTATES

Kingswinford,

£435,000

5 Southwood Close,
West Midlands, DY6 8JL

This exceptional family home stands proud of the road behind good sized lawn fore gardens with mature trees and shrubs, completely screening the property and offering a high degree of privacy. With a wide access to both elevations this fine home has a vehicle approach from Southwood Close, driveway and double tandem garage.

Internally, the well proportioned accommodation is light and spacious, ideal for family requirements with lounge having a dual aspect, separate dining room and study. There is a fitted ground floor cloakroom and kitchen with large pantry/utility off.

On the first floor, the master bedroom has an en suite shower room off and there are three further excellent bedrooms and house bathroom.

The property is immaculately presented, well placed for excellent amenities and good local schools.

The property is offered to the market with NO ONWARD CHAIN.





An early viewing is highly recommended.
EPC: D67
Council Tax is Band F - Dudley MBC

GROUND FLOOR

RECEPTION HALL

10' 3" x 9' 3" (3.12m x 2.82m)

FITTED CLOAKROOM

THROUGH LOUNGE (FRONT to REAR)
20' 7" x 11' 7" (6.27m x 3.53m)

DINING ROOM (REAR)
9' 9" x 8' 2" (2.97m x 2.49m)

STUDY/OFFICE/SITTING ROOM (FRONT)
11' 0" x 6' 6" (3.35m x 1.98m)

FITTED KITCHEN (REAR)
11' 11" x 9' 7" (3.63m x 2.92m)

UTILITY ROOM (REAR)
3' 3" x 3' 9" (0.99m x 1.14m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)
12' 4" x 11' 1" (3.76m x 3.38m)
With EN SUITE off

EN SUITE (FRONT)
6' 4" x 7' 6" (1.93m x 2.28m)
(Note: 6'4" is max)



BEDROOM NO. 2 (FRONT)
11' 6" x 11' 0" (3.50m x 3.35m)

BEDROOM NO. 3 (REAR)
10' 9" x 8' 0" (3.27m x 2.44m)

BEDROOM NO. 4 (REAR)
11' 1" x 7' 4" (3.38m x 2.23m)

BATHROOM (REAR)
9' 4" x 6' 3" (2.84m x 1.90m)
(Note: 6'3" is max)

DOUBLE TANDEM GARAGE
26' 0" x 9' 4" (7.92m x 2.84m)
To rear and with parking on driveway



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





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.

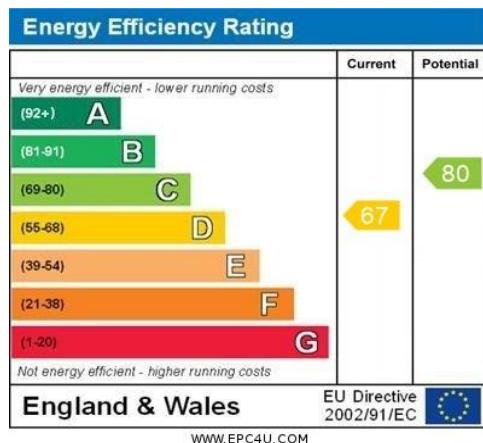
TENURE

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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