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Cot Lane
Kingswinford

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210 Cot Lane, Kingswinford DY6 9QH

Fantastic potential for modernisation and improvement. This 2 Bedroom, double fronted traditional style Detached Bungalow enjoys a great position on Cot Lane and is well placed for amenities in Kingswinford.

Waiting to be transformed, this would make an ideal project for those wanting to stamp their own individual style, to create their perfect later years home, with a great address and is available with no onward chain.

Briefly comprising: Reception Hall, 2 Bedrooms, Lounge, Dining Room, Kitchen, Shower Room, large Rear Verandah/Utility and Garage. There is a Driveway to the front and Rear Garden.

OVERALL, THIS IS A BUNGALOW ALL ABOUT ITS LOCATION AND FOR A BUYER WITH IMAGINATION, AN OPPRTUNITY TO ADD VALUE AND CREATE SOMETHING SPECIAL. VIEWING IS HIGHLY RECOMMENDED.

There is a Reception Hall with front door, radiator, loft access, Boiler Cupboard (with Worcester gas central heating boiler) and doors leading off.

Bedroom 1 is located to the front having a double glazed bow window with built-in storage below, range of wardrobes and top cupboards and radiator. Bedroom 2 (currently used as a Lounge) is also located to the front, with double glazed bay window, 2 radiators and a mantel fireplace with hearth and inset fire.

There is a Shower Room having walk-in shower, WC, vanity basin with cupboards below, radiator and obscure UPVC double glazed side window.

There is a Lounge, in the middle, having a mantel fireplace with hearth, 2 radiators, timber single glazed French window with single glazed timber doors to Verandah.

The Dining Room is also located in the middle, having timber single glazed French window with single glazed timber doors to the Verandah.

The Kitchen has base cupboards, 2 wall display cupboards, worktops, sink and mixer tap, Hotpoint built-in oven with cupboard over and drawers below, gas hob, Dimplex electric heater, Xpelair, rear UPVC double glazed window and single glazed door to the Verandah. The Verandah/Utility is split level to the Utility Area having sink and hot and cold tap. There is single glazing with single glazed rear patio door and part single glazed side pedestrian door.

The Garage has 2 small single glazed side windows, timber doors to front and side part glazed sliding pedestrian door.

The Rear Garden is east facing having a paved patio, lawn, borders, greenhouse and with side path and gate to front.

At the front, there is a wall with hedge, raised lawn to corner, border, gravel driveway and paved pathway to the front entrance.

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: D









Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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